LOT 11 IN SEC 39 R236058
PT OR 1593/518
MULBERRY LANDING 3 PB 5/42

HUGHES RANDALL
4846 20 ST NORTH
ST PETERSBURG, FL 33714

2026

38-3N-23-2073-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

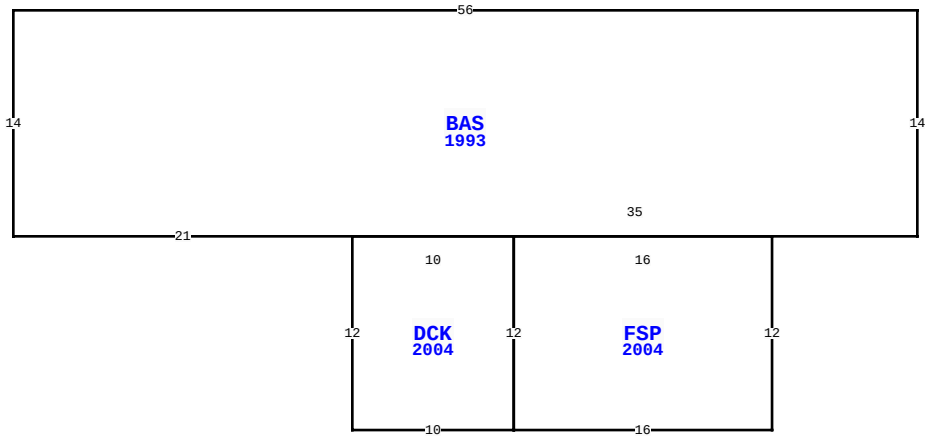
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	17,353
DCK	120	15	2004	18	398
FSP	192	60	2004	115	2,546
TOTALS	1,096			917	20,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	917	86.8000	73.78	67,656	1983	1983	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 784 HX Base Yr



30660 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,297
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	47,600
TOTAL MARKET VALUE	67,897
SOH/AGL Deduction	18,782
ASSESSED VALUE	49,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,115
TOTAL JUST VALUE	67,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1593/0518	11/12/2008	QC	Q	I	01	100
GRANTOR: HUGHES HAROLD W						
GRANTEE: HUGHES HAROLD & RAN						
0427/0114	7/01/1984	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E21 DCK=[YR=2004] S12 E10
FSP=[YR=2004] E16 N12 W16 S12$ N12 W10$ E35 N14$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	40,000.00	40,000.00	47,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.19 Total Land Value: 47,600 Market: 0 Agricultural: 0 Common: 47,600 PRINTED 07/09/2026 BY SYS