LOTS 5 THRU 13 W OF ROW
PT OR 962/155
EX MULBERRY LANDING 3 PB 5/42

OLDE ST MARY'S LAND COMPANY
30390 CR 121
HILLIARD, FL 32046

2026

38-3N-23-2080-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,290,949
TOTAL MARKET VALUE	39,443
SOH/AGL Deduction	0
ASSESSED VALUE	39,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,443
TOTAL JUST VALUE	1,290,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	645,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/0155	12/14/2000	WD	U	I	09	785,300
GRANTOR: WILLIS LYNWOOD G & JA						
GRANTEE: OLDE ST MARY'S LAND						
0941/1481	7/20/2000	QC	Q	V	01	100
GRANTOR: SULIK JOHN J						
GRANTEE: SULIK CRYSTAL C						

BUILDING NOTES

BUILDING DIMENSIONS

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	46.69	AC		1.00	1.00	1.00	395.00	395.00	18,443							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	170.00	170.00	5,100							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	530.00	530.00	15,900							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	106.69	AC		1.00	1.00	1.10	11,000.00	12,100.00	1,290,949							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 106.69 Total Land Value: 39,443 Market: 1,290,949 Agricultural: 39,443 Common: 0 PRINTED 07/09/2026 BY SYS