

LOTS 2 & 3
MULBERRY LANDING 3 PB 5/42 &
PT OF LOTS 5 & 6

SMITH JOSEPH B & JENNIFER A
31010 CR 121
HILLIARD, FL 32046

2026

38-3N-23-2080-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Interior Floor	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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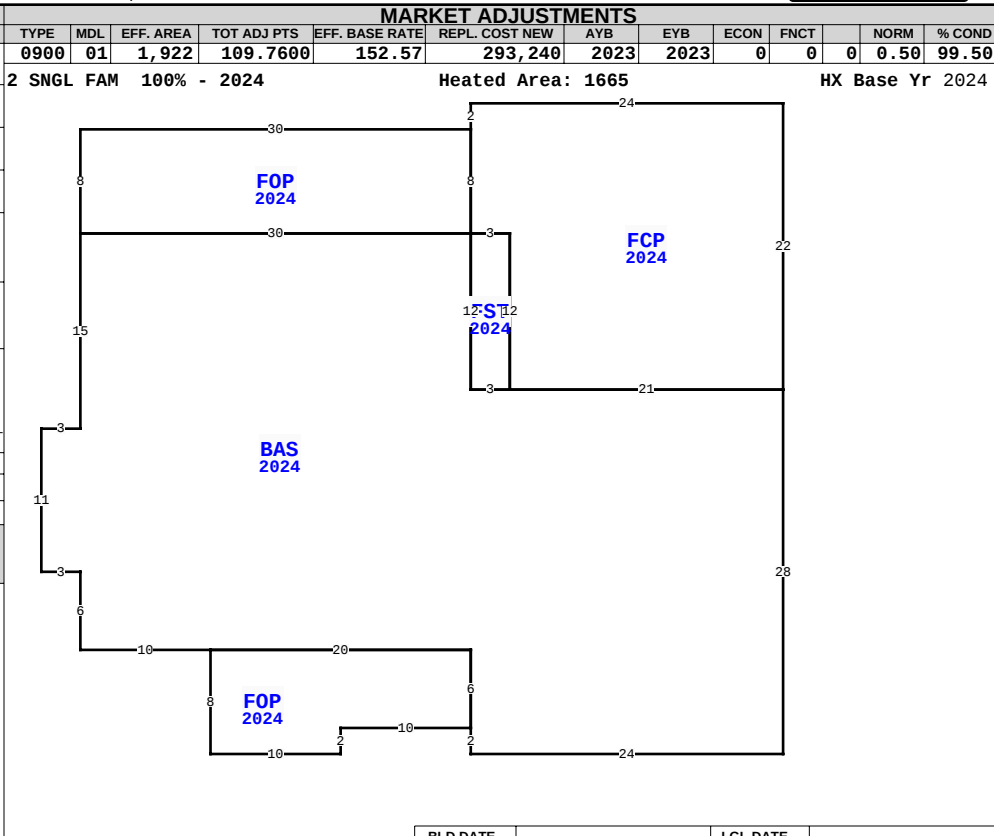
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,665	100	2024	1,665	252,759
FCP	492	25	2024	123	18,672
FOP	140	30	2024	42	6,376
FOP	240	30	2024	72	10,930
FST	36	55	2024	20	3,036

TOTALS	2,573			1,922	291,774
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0680	POLE SHED	0	100	36	36	1,296.00	SF	10.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	4.00

REVIEW DATE	08/09/2023	BY	WW
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31010 CR 121, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
1	0680	POLE SHED	0	100	36	36	1,296.00	SF	10.00	10.00	100	2024	2022		93	12,053	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		99	1,980	

TOTAL OB/XF													14,033		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	112,000.00			
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Total Acres: 4.00	Total Land Value: 112,000	Market: 0	Agricultural: 0	Common: 112,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		291, 774	
TOTAL MARKET OB/XF VALUE		14, 033	
TOTAL LAND VALUE - MARKET		112, 000	
TOTAL MARKET VALUE		417, 807	
SOH/AGL Deduction		68, 163	
ASSESSED VALUE		349, 644	
TOTAL EXEMPTION VALUE		HX HB	51, 411
BASE TAXABLE VALUE		298, 233	
TOTAL JUST VALUE		417, 807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		412, 771	

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009489	CO ISSUED		07/25/2023
22015776	NEW CONSTR	325,617	10/20/2022
22004324	CARPORT	38,802	03/18/2022
21015601	DEMOLITION	0	11/10/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2603/0386	11/09/2022	WD	U	V	11	100	
GRANTOR:OWENS TINA RENEE							
GRANTEE:SMITH JOSEPH BENHAM							
2414/1112	1/28/2020	QC	U	I	11	100	
GRANTOR:OWENS TINA RENEE							
GRANTEE:SMITH JOSEPH BENJAM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=140,20] W21 W3 N12 W30 S15 W3 S11 E3 S6 E10 E20 S6 S2 E24 N28 \$									
FST=[YR=2024;ORIG=119,8] W3 S12 E3 N12 \$									
FCP=[YR=2024;ORIG=140,-2] W24 S2 S8 E3 S12 E21 N22 \$									
FOP=[YR=2024;ORIG=116,0] W30 S8 E30 N8 \$									
FOP=[YR=2024;ORIG=116,40] W20 S8 E10 N2 E10 N6 \$									