LOT 3
IN OR 1342/1321
MULBERRY LANDING 4 PB 5/53

WEIL TIMOTHY WAYNE
30520 CR 121
HILLIARD, FL 32046

2026

39-3N-23-2074-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

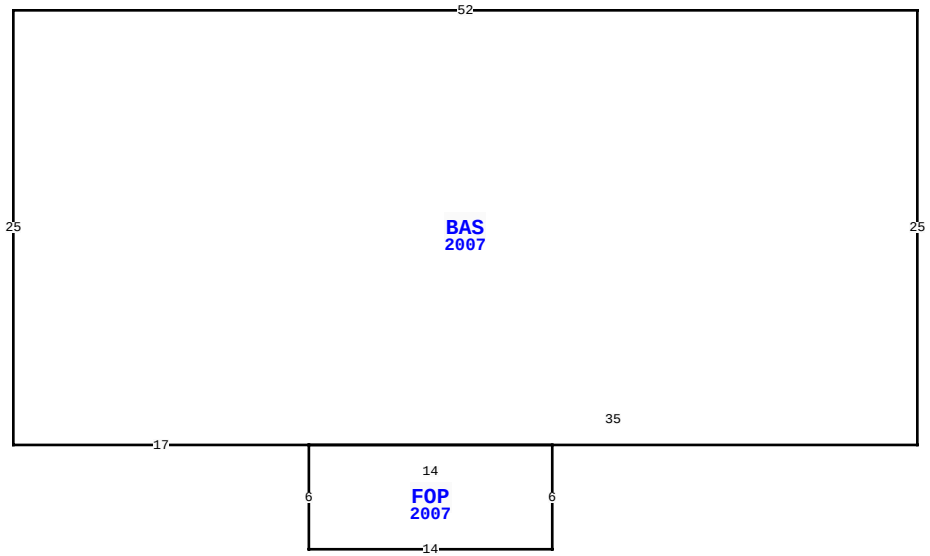
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2007	1,300	171,181
FOP	84	30	2007	25	3,292
TOTALS	1,384			1,325	174,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,325	137.0616	143.91	190,681	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2008 Heated Area: 1300 HX Base Yr 2008



30520 CR 121, HILLIARD

BLD DATE	09/13/2007 JH	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		174,473
TOTAL MARKET OB/XF VALUE		2,871
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		217,344
SOH/AGL Deduction		117,361
ASSESSED VALUE		99,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,572
TOTAL JUST VALUE		217,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11740	REPAIR/RRF	1,500	02/01/2009
M12336	MECH OTHER	0	12/01/2006
P11709	OTHER	0	11/01/2006
C18719	CO ISSUED	0	10/01/2006
E18260	ELEC OTHER	0	10/01/2006
B18719	NEW CONSTR	104,000	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/1321	8/17/2005	WD	Q	V		20,000
GRANTOR: MURPHY JOHN THOMAS						
GRANTEE: WEIL TIMOTHY WAYNE						
0502/0749	10/20/1986	WD	Q	V		6,500
GRANTOR: WILLIS LYNWOOD G & JA						
GRANTEE: MURPHY JOHN THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52S25E17FOP=[YR=2007] S6E14 N6W14$E35N25$.

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
1	0351	CARPORT MT	0	100	0	0	957.00	SF	6.00	6.00	100	2013	2013	3	50	2,871	

LAND DESCRIPTION

TOTAL OB/XF 2,871

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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS