PT OF SE1/4 OF NE1/4
IN OR 700 PG 271
EX 3-4

MURPHY RICHARD T & BONNIE T
27830 CONNER NELSON RD
HILLIARD, FL 32046-7608

2023

10-3N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

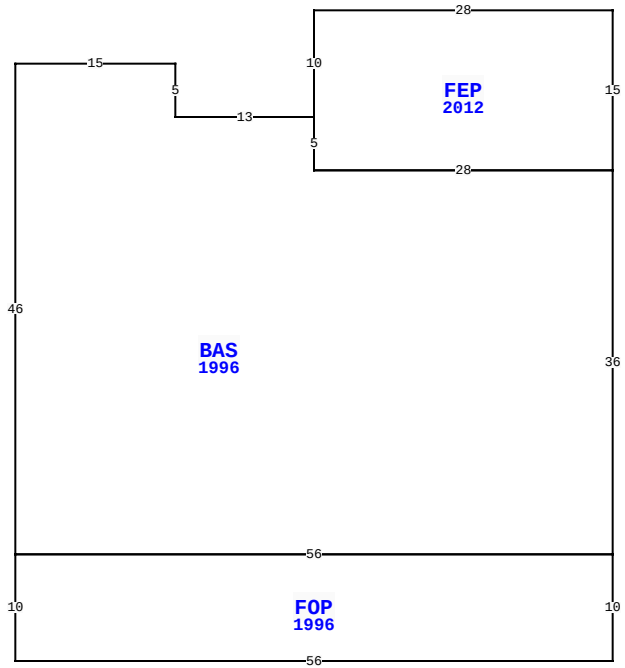
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	2,231	220,194
FEP	420	80	336	33,162
FOP	560	30	168	16,582
TOTALS	3,211		2,735	269,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,735	89.8560	106.70	291,824	1996	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 1998 Heated Area: 2231 HX Base Yr 1998



27830 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,937
TOTAL MARKET OB/XF VALUE		4,828
TOTAL LAND VALUE - MARKET		106,000
TOTAL MARKET VALUE		306,405
SOH/AGL Deduction		163,837
ASSESSED VALUE		142,568
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,568
TOTAL JUST VALUE		380,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001038	NEW ROOF	16,500	01/29/2021
P951502	NEW CONSTR	0	01/01/1995
B941259	NEW CONSTR	82,165	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0700/0271	3/10/1994	WD	U	V	01	1,000

GRANTOR: MURPHY JIMMY & LATREL

GRANTEE: MURPHY RICHARD & BO

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2012] W28 S10 BAS=[YR=1996] W13 N5 W15 S46
FOP=[YR=1996] S10 E56 N10 W56$ E56 N36 W28 N5$ S5 E28 N15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0811	CONCRETE B	0	100	26	20	520.00	SF	5.20	5.20	100	1997	1997	3	75	2,028	

LAND DESCRIPTION

TOTAL OB/XF 4,828

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	410.00	410.00	1,640							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000							

REVIEW DATE 08/09/2021 BY TWA Total Acres: 5.00 Total Land Value: 31,640 Market: 76,000 Agricultural: 1,640 Common: 30,000 PRINTED 08/02/2023 BY SYS