TRACTS 20 & 21 SEC 21-4N-24
R277913 & 1998 GNRL TW
OR 499/131 & OR 533/139

NEWMAN RONALD A & THERESA M
273013 MURRHEE RD
HILLIARD, FL 32046

2023

16-4N-24-0180-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

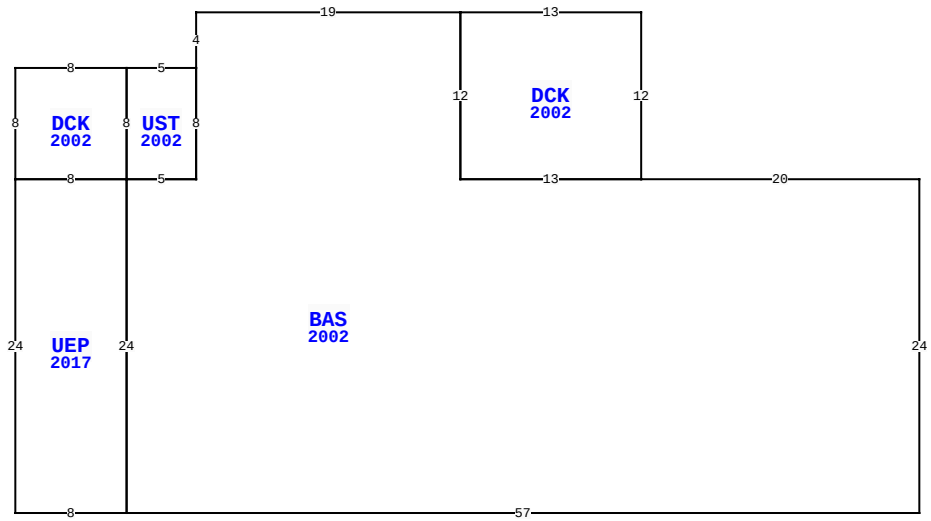
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	60,758
DCK	64	15	10	381
DCK	156	15	23	876
UEP	192	70	134	5,101
UST	40	55	22	837
TOTALS	2,048		1,785	67,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,785	123.6000	86.52	154,438	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 1596 HX Base Yr



273013 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,586
TOTAL MARKET OB/XF VALUE		14,125
TOTAL LAND VALUE - MARKET		77,500
TOTAL MARKET VALUE		177,211
SOH/AGL Deduction		86,027
ASSESSED VALUE		91,184
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,184
TOTAL JUST VALUE		177,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023731	MH MOVE-ON	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0533/0139	12/15/1987	WD	Q	V		9,500
GRANTOR: SHEFFIELD WM						
GRANTEE: NEWMAND RONALD						
0499/0131	9/29/1986	WD	Q	V		9,500
GRANTOR: SHEFFIELD & BRANTLEY						
GRANTEE: NEWMAN RONALD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 DCK=[YR=2002] N12 W13 S12 E13 $ W13 N12 W19 S4 UST=[YR=2002] W5 DCK=[YR=2002] W8 S8 UEP=[YR=2017] S24 E8 N24 W8$ E8 N8$ S8 E5 N8$ S8 W5 S24 E57 N24$.

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	1998	1998	3	83	2,905	
2	0754	FOP	0	100	20	14	280.00	SF	15.00	15.00	100	2017	2017	3	82	3,444	
3	0681	POLE SHED	0	100	40	16	640.00	SF	15.00	15.00	100	2015	2015	3	81	7,776	

LAND DESCRIPTION

TOTAL OB/XF 14,125

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	25,000.00	25,000.00	77,500							

REVIEW DATE 10/24/2017 BY TWX Total Acres: 3.10 Total Land Value: 77,500 Market: 0 Agricultural: 0 Common: 77,500 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

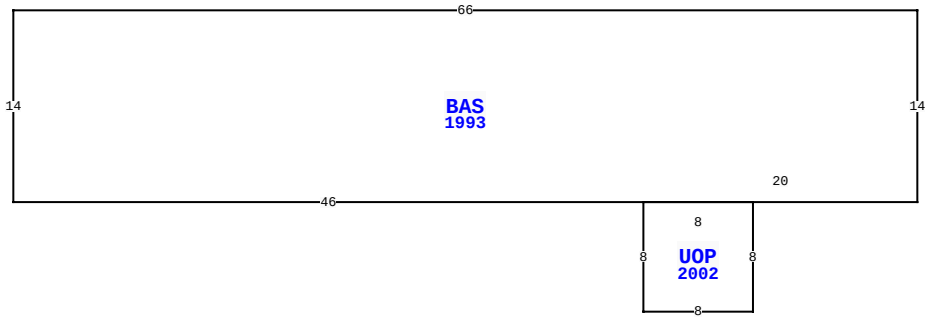
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,333
UOP	64	25	16	300
TOTALS	988		940	17,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	940	96.2000	62.53	58,778	1986	1986	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



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0499/0131	9/29/1986	WD	Q	V		9,500
GRANTOR: SHEFFIELD & BRANTLEY						
GRANTEE: NEWMAN RONALD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E46 UOP=[YR=2002] S8 E8 N8 W8 $ E20 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

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