

PT OF SE1/4 OF SE1/4
PT OR 2641/1260
(EX 10-2) & PT NE1/4 OF NE1/4

MURRAY MICHAEL J
48229 HINSON WAY
HILLIARD, FL 32046

2023

18-4N-25-0000-0010-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4													
Exterior Wall	30	VINYL 100	0800	02	2,225	117.3000	82.11	182,695	2001	2003	0	0	0	46.00	54.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 2023													Heated Area: 2225												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 90																										
Interior Wall	08	DECORATIVE 10																										
Interior Floo	14	CARPET 60																										
Interior Floo	13	LVT/LAMNT 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	2	100																										
Frame	02	WOOD FRAME 100																										
Stories	0	0 100																										
Units	0	0 100																										
Quality			03	Quality Level 03																								
DOR CODE			5501	TIMBER 2-2 SI 80-89																								
MAP NUM				MKT AREA			05																					
NEIGHBORHOOD/LOC			5001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,980	100	1,980	87,792																								
FEP	288	85	245	10,863																								
TOTALS			2,268	2,225	98,655																							
EXTRA FEATURES			48229 HINSON WAY, HILLIARD																									
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	0200	BARN WD 0-	0	0	40	36	1,440.00	SF	24.00	24.00	100	2001	2001	3	30	10,368												
5	0940	SHEDS/PORT	0	0	24	16	384.00	SF	20.10	20.10	100	2004	2004	3	24	1,852												
6	0680	POLE SHED	0	0	16	12	192.00	SF	10.00	10.00	100	2005	2005	3	44	845												
7	0350	CARPORT WD	0	0	12	6	72.00	SF	13.00	13.00	100	2003	2003	3	22	206												
8	0350	CARPORT WD	0	0	12	6	72.00	SF	13.00	13.00	100	2004	2004	3	24	225												
9	0350	CARPORT WD	0	0	16	12	192.00	SF	13.00	13.00	100	2004	2004	3	24	599												
TOTAL OB/XF 14,095																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		OR	0.00	0.00	12.28	AC		1.00	1.00	1.00	15,000.00	15,000.00	184,200											
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	540.00	540.00	2,160											
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.34	AC		1.00	1.00	1.00	175.00	175.00	1,110											
4	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500											
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	10.34	AC		1.00	1.00	1.00	15,000.00	15,000.00	155,100											
REVIEW DATE 01/14/2021 BY KWA Total Acres: 23.62 Total Land Value: 189,970 Market: 155,100 Agricultural: 3,270 Common: 186,700 PRINTED 08/02/2023 BY SYS																												

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