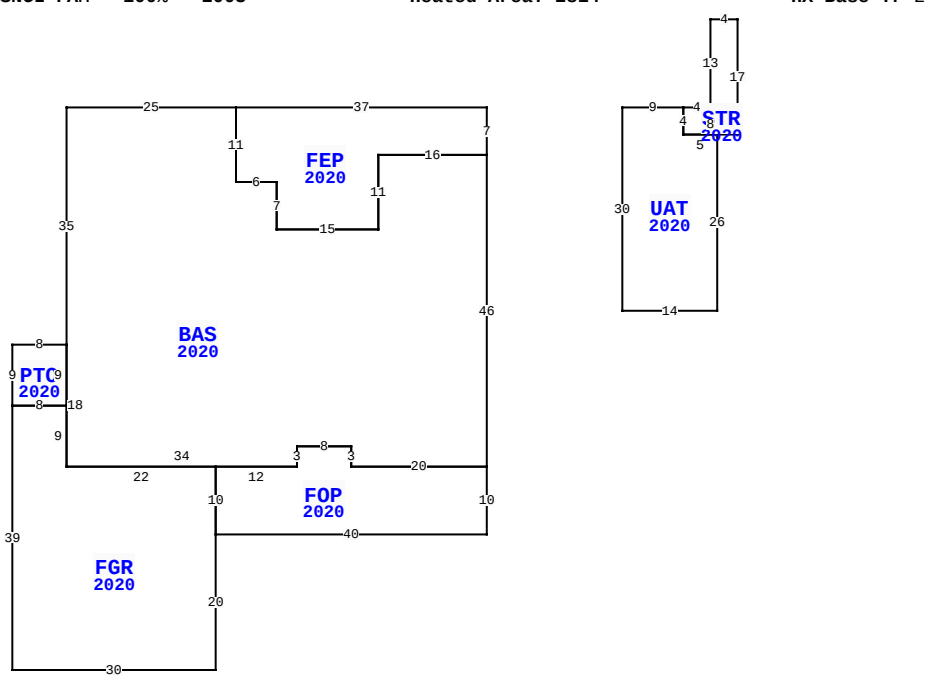


MURPHY CAROLYN
20009 NOLAN JONES ROAD
HILLIARD, FL 32046

2023

25-2N-23-0000-0005-0020

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	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 80		0900	01	3,886	90.4770	107.44		417,512	2020	2020	0	0	0	0.60	99.40	VALUATION BY		STANDARD																		
Exterior Wall		21	STONE 20		1 SNGL FAM - 100% - 2003										Heated Area: 2814										HX Base Yr 2003														
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE										415,007									
Roof Cover		12	MODULAR MT 100																	TOTAL MARKET OB/XF VALUE										27,531									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										213,050									
Interior Floor		14	CARPET 70																	TOTAL MARKET VALUE										481,980									
Interior Floo		11	CLAY TILE 30																	SOH/AGL Deduction										71,890									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE										410,000									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE										55,000									
Bedrooms		3	100																	BASE TAXABLE VALUE										355,000									
Bathrooms		2	100																	TOTAL JUST VALUE										655,588									
Frame		02	WOOD FRAME 100																	NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																																		
Units		0	100		PREVIOUS YEAR MKT VALUE										388,979																								
BUD8 Adjustme		06	DIST 1D 100																																				
Occupancy		00	NONE 100																																				
Quality		01	Quality Level 01																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA		09																																		
NEIGHBORHOOD/LOC		9003.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,814	100	2,814	300,522																																			
FEP	448	80	358	38,233																																			
FGR	972	55	535	57,135																																			
FOP	424	30	127	13,563																																			
PTO	72	5	4	427																																			
STR	84	10	8	855																																			
UAT	400	10	40	4,272																																			
TOTALS	5,214		3,886	415,007																																			
EXTRA FEATURES					20009 NOLAN JONES RD, HILLIARD										BLD DATE				LGL DATE		06/13/2023		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																							
3	0202	BARN WD 30	0 100	65	60	3,900.00	SF	11.25	11.25	100	2005	2005	3	44	19,305																								
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																								
5	0858	SCULP CONC	0 100	0	0	150.00	SF	13.00	13.00	100	2020	2020	3	100	1,950																								
6	0811	CONCRETE B	0 100	0	0	546.00	SF	5.20	5.20	100	2020	2020	3	99	2,811																								
LAND DESCRIPTION										TOTAL OB/XF										27,531																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
2	005500	A	TIMBER 2 SI	0			0.00	0.00	2.15	AC		1.00	1.00	1.00	550.00	550.00	1,182																						
3	006000	A	PAST1/HAY	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	440.00	440.00	4,400																						
4	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	410.00	410.00	2,460																						
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	175.00	175.00	1,400																						
6	009910	M	MKT. VAL. AG	0			0.00	0.00	26.15	AC		1.00	1.00	1.00	7,000.00	7,000.00	183,050																						
REVIEW DATE		11/17/2020		BY	TW		Total Acres: 27.15		Total Land Value: 39,442		Market: 183,050		Agricultural: 9,442		Common: 30,000		PRINTED 08/02/2023 BY SYS																						