PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		1 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

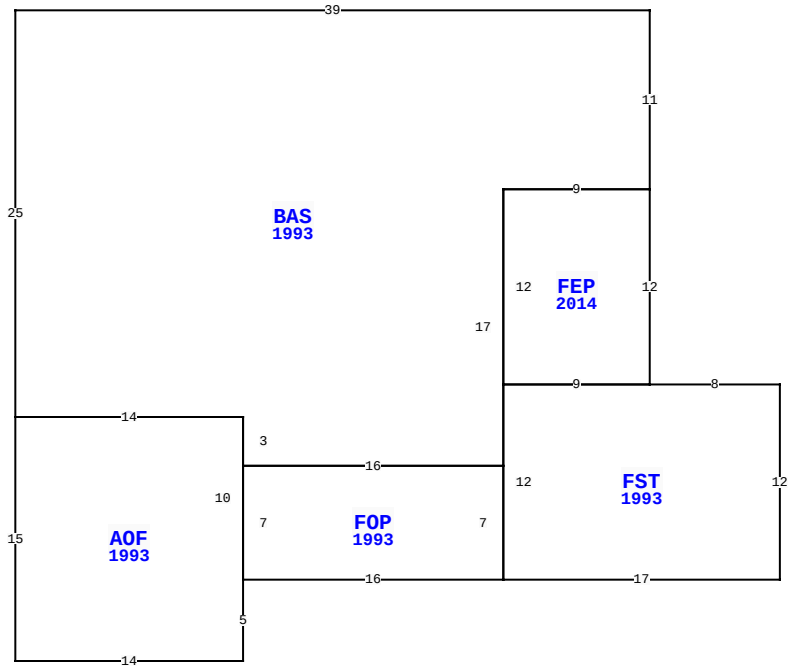
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	210	100	210	6,772
BAS	897	100	897	28,926
FEP	108	80	86	2,773
FOP	112	30	34	1,096
FST	204	55	112	3,612
TOTALS	1,531		1,339	43,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,339	116.5500	99.07	132,655	1984	1984	0	0	40	27.45	32.55

1 APARTMENT – 0% - 0 Heated Area: 1193 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20-0646	FIRE DAMAGE REPAI	0	10/28/2020
20163547	REPAIR/RRF	6,210	12/29/2016
20150329	OTHER	1,950	02/12/2015
20141538	REPAIR/RRF	6,600	07/16/2014
20122138	REPAIR/RRF	7,279	10/17/2012
20101190	H/AC	2,500	07/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FEP=[YR=2014] N12 BAS=[YR=1993] N11 W39 S25 AOF=[YR=1993] S15 E14 N5 FOP=[YR=1993] E16 N7 W16 S7$ N10 W14$ E14 S3 E16 N17 E9 $ W9 S12 E9$ W9 S12 E17 N12$.

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	0812	CONCRETE C	0	0	0	0	8,653.00	SF	4.00	4.00	100	1984	1984	3	44	15,229	
2	0803	ASPHALT C	0	0	0	0	12,000.00	SF	2.00	2.00	100	1984	1984	3	50	12,000	
3	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1984	1984	3	22	2,783	
4	0803	ASPHALT C	0	0	0	0	22,916.00	SF	2.00	2.00	100	1984	1984	3	50	22,916	
5	0400	CONC CURB	0	0	0	0	780.00	LF	15.00	15.00	100	1984	1984	3	56	6,552	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1984	1984	3	22	99	
7	0505	FLAGPOLE A	0	0	20	0	20.00	LF	50.00	50.00	100	1984	1984	3	20	200	
8	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2014	2014	3	65	936	
9	0446	BOX FNC 6'	0	0	30	0	30.00	LF	20.00	20.00	100	2014	2014	3	65	390	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	87	261	

TOTAL OB/XF 61,366

LAND DESCRIPTION

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	000300	C	MULTI-FAM	0	0003	R-1	0.00	0.00	35.00	UT		1.00	1.00	0.70	25,000.00	17,500.00	612,500							

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

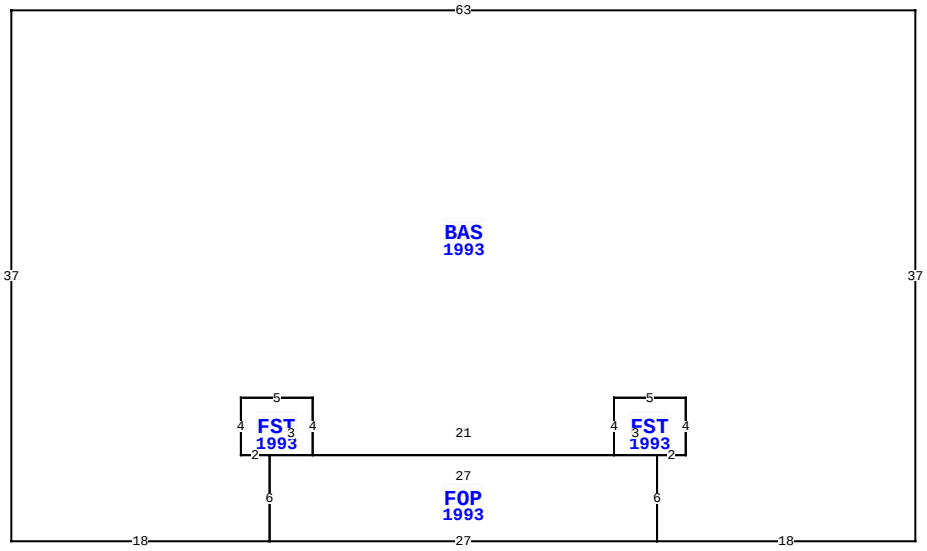
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,129	100	2,129	70,325
FOP	162	30	49	1,619
FST	20	55	11	363
FST	20	55	11	363
TOTALS	2,331		2,200	72,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	2,200	119.3850	101.48	223,256	1984	1984	0	0	40	27.45	32.55

2 APARTMENT – 0% - 0 Heated Area: 2129 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100648	OTHER	200	04/23/2010
20100649	OTHER	150	04/23/2010
20100650	OTHER	650	04/23/2010
20100652	OTHER	150	04/23/2010
20100653	OTHER	350	04/23/2010
20100654	OTHER	750	04/23/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W63 S37 E18 FOP=[YR=1993] E27N6FST=[YR=1993] E2N4W5S4E3$W27 FST=[YR=1993] E3N4W5S4E2$S6$N6W2N4E5 S4E21N4E5S4W2S6E18N37$.

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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
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PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

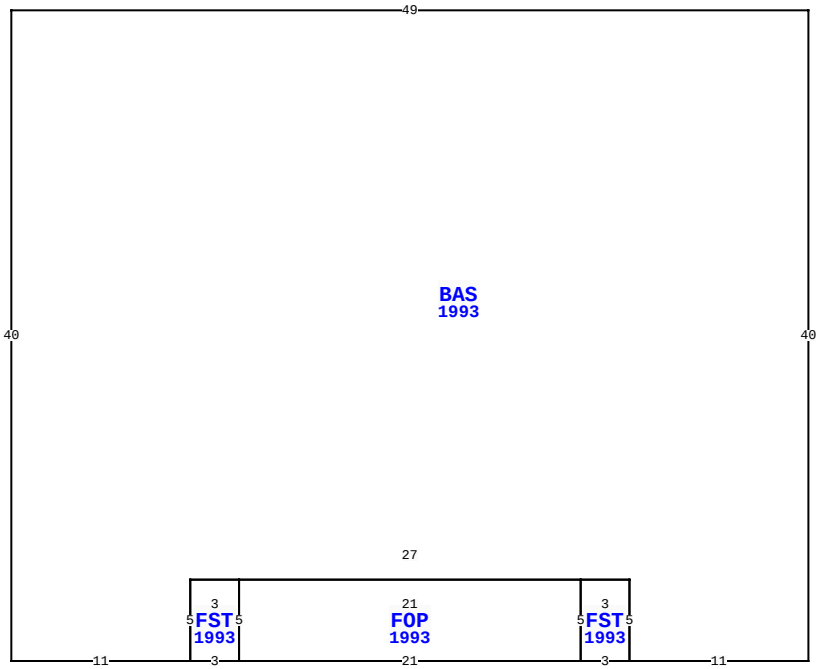
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	59,380
FOP	105	30	32	1,041
FST	15	55	8	260
FST	15	55	8	260
TOTALS	1,960		1,873	60,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

3 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100655	OTHER	750	04/23/2010
20100657	OTHER	250	04/23/2010
20100658	OTHER	250	04/23/2010
20100659	OTHER	350	04/23/2010
20100660	OTHER	550	04/23/2010
20100661	OTHER	350	04/23/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

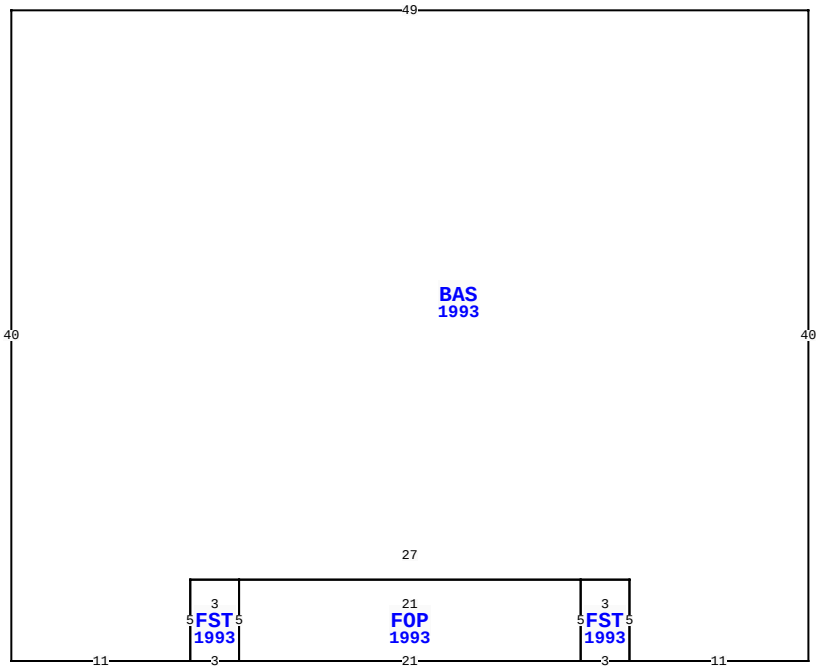
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	59,380
FOP	105	30	32	1,041
FST	15	55	8	260
FST	15	55	8	260
TOTALS	1,960		1,873	60,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

4 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100662	OTHER	850	04/23/2010
20100160	REPAIR/RRF	15,444	01/29/2010
20100161	REPAIR/RRF	15,444	01/29/2010
20100162	REPAIR/RRF	15,444	01/29/2010
20100163	REPAIR/RRF	15,444	01/29/2010
20100164	REPAIR/RRF	15,444	01/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
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PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1010.00

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FST	15	55	8	260
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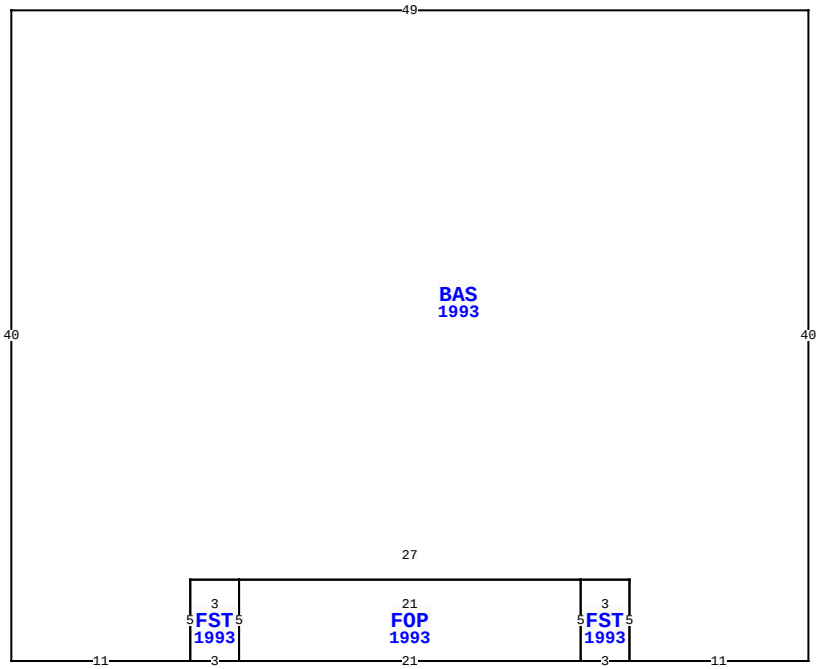
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

5 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100141	ELEC OTHER	1,000	01/27/2010
20100101	H/AC	500	01/21/2010
20100102	H/AC	500	01/21/2010
20100103	H/AC	500	01/21/2010
20100104	H/AC	500	01/21/2010
20100105	H/AC	500	01/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

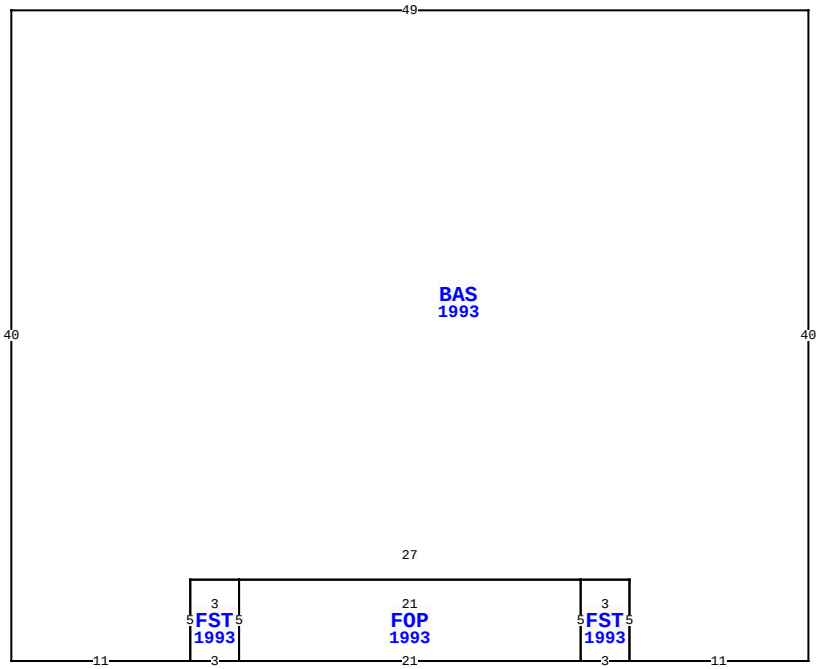
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	59,380
FOP	105	30	32	1,041
FST	15	55	8	260
FST	15	55	8	260
TOTALS	1,960		1,873	60,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

6 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100106	H/AC	500	01/21/2010
20100098	H/AC	500	01/21/2010
20100099	H/AC	500	01/21/2010
20100100	H/AC	500	01/21/2010
20011997	REPAIR/RRF	4,000	09/07/2001
20011998	REPAIR/RRF	4,000	09/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

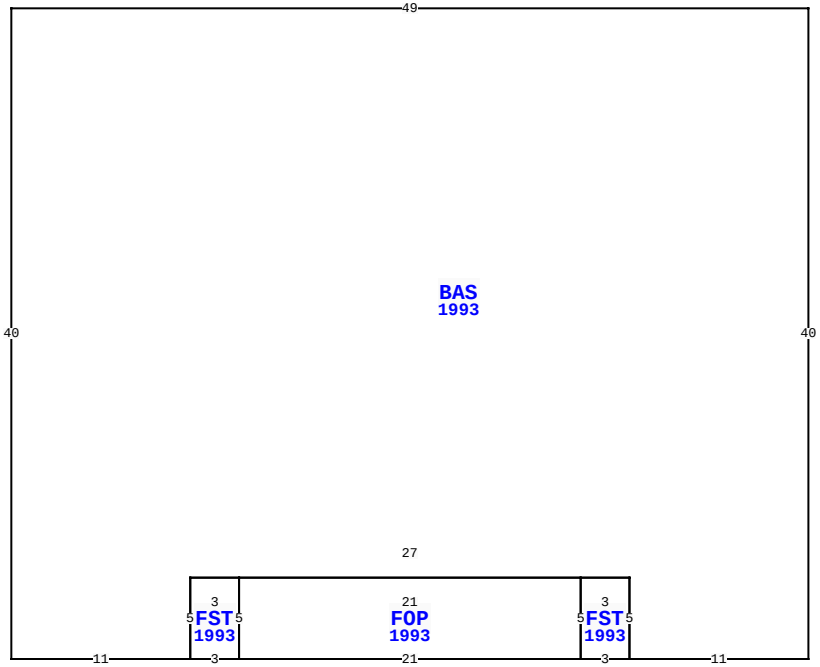
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	59,380
FOP	105	30	32	1,041
FST	15	55	8	260
FST	15	55	8	260
TOTALS	1,960		1,873	60,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

7 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10384-B	REPAIR/RRF	4,600	03/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

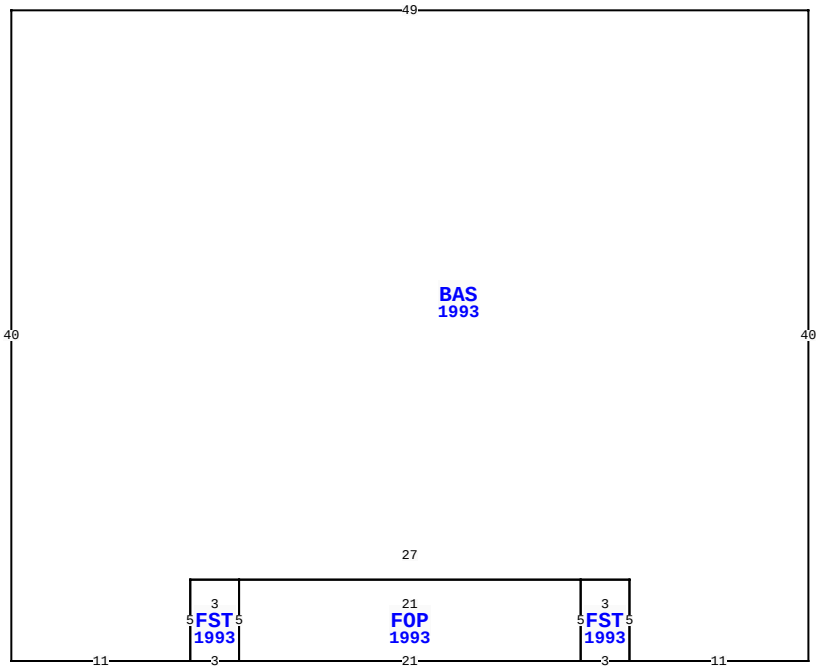
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	59,380
FOP	105	30	32	1,041
FST	15	55	8	260
FST	15	55	8	260
TOTALS	1,960		1,873	60,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

8 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

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PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

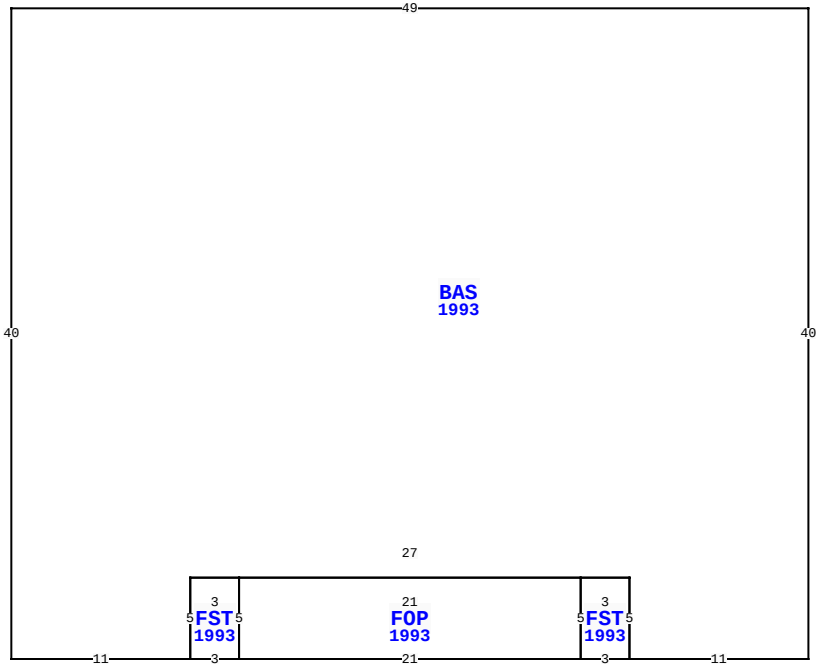
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	59,380
FOP	105	30	32	1,041
FST	15	55	8	260
FST	15	55	8	260
TOTALS	1,960		1,873	60,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

9 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
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PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

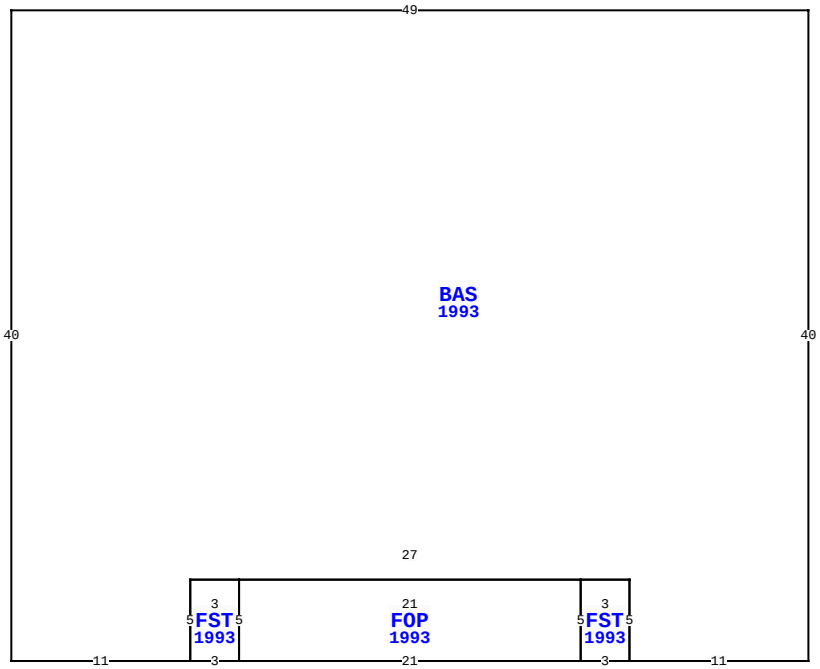
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	59,380
FOP	105	30	32	1,041
FST	15	55	8	260
FST	15	55	8	260
TOTALS	1,960		1,873	60,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

10 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
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PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

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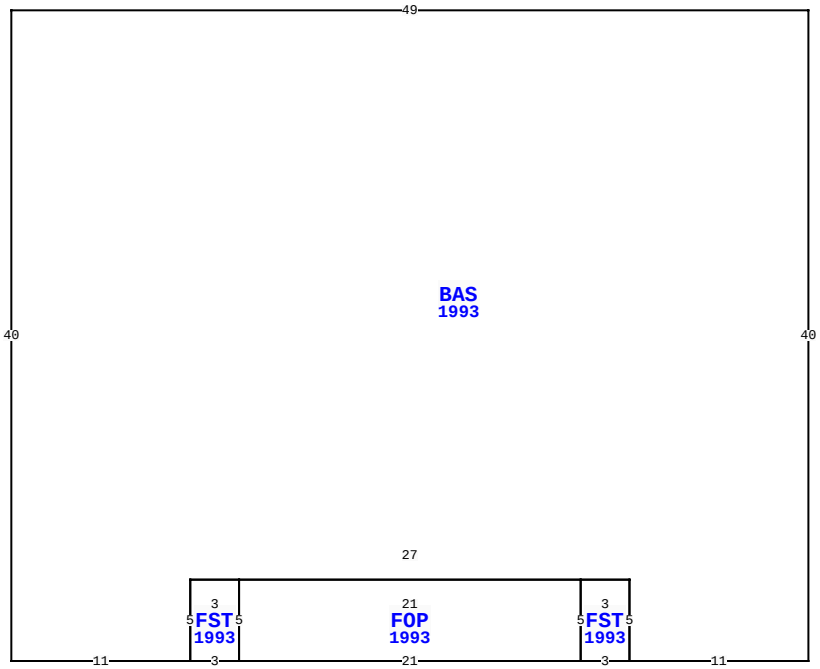
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

11 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
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IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

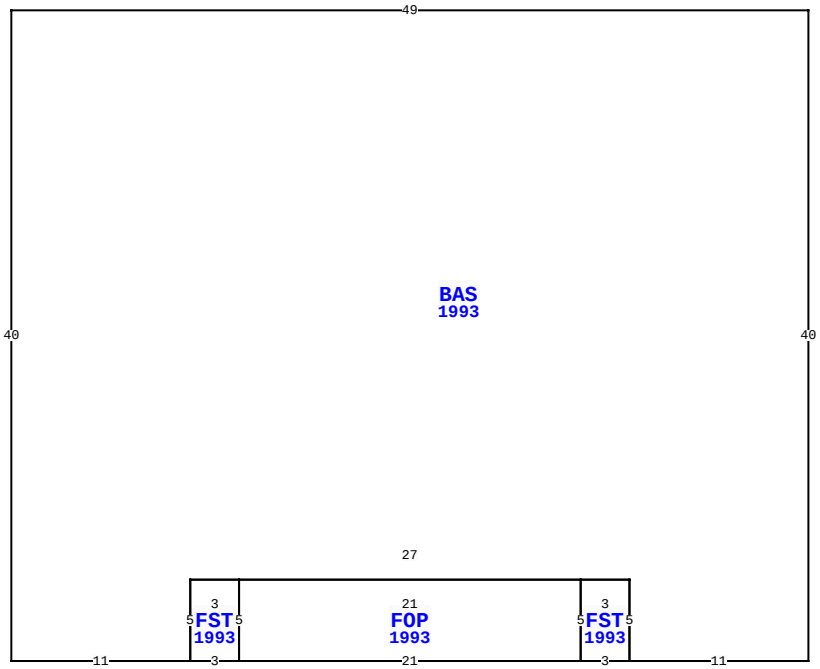
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	59,380
FOP	105	30	32	1,041
FST	15	55	8	260
FST	15	55	8	260
TOTALS	1,960		1,873	60,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

12 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

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PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

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TOTALS	1,960		1,873	60,942

MARKET ADJUSTMENTS

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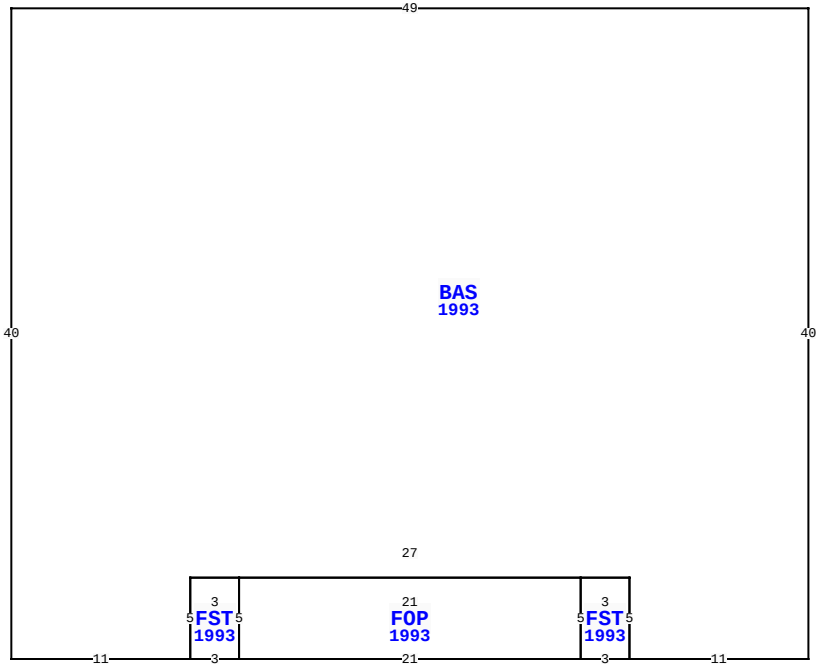
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

13 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

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Interior Floo	14	CARPET 100
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Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

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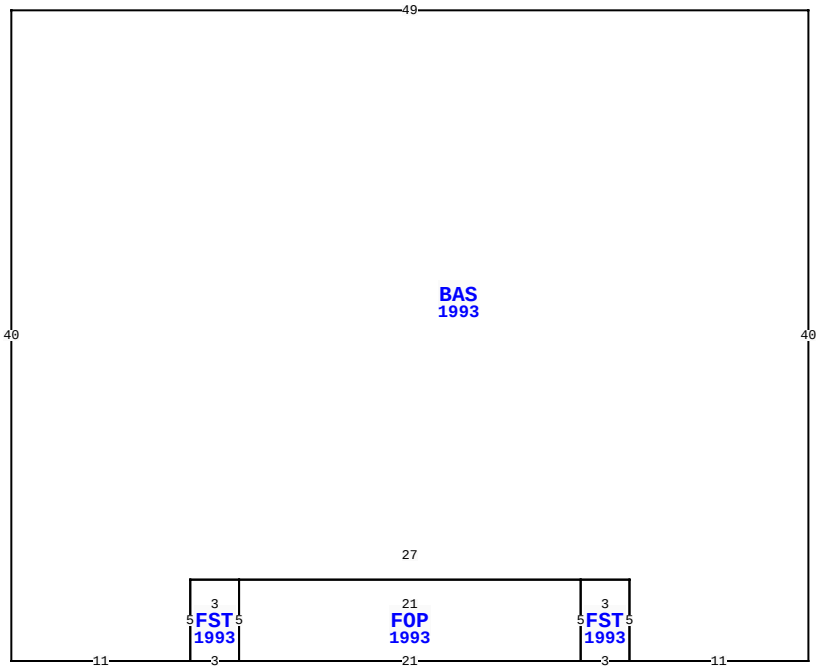
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	27.45	32.55

14 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
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Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
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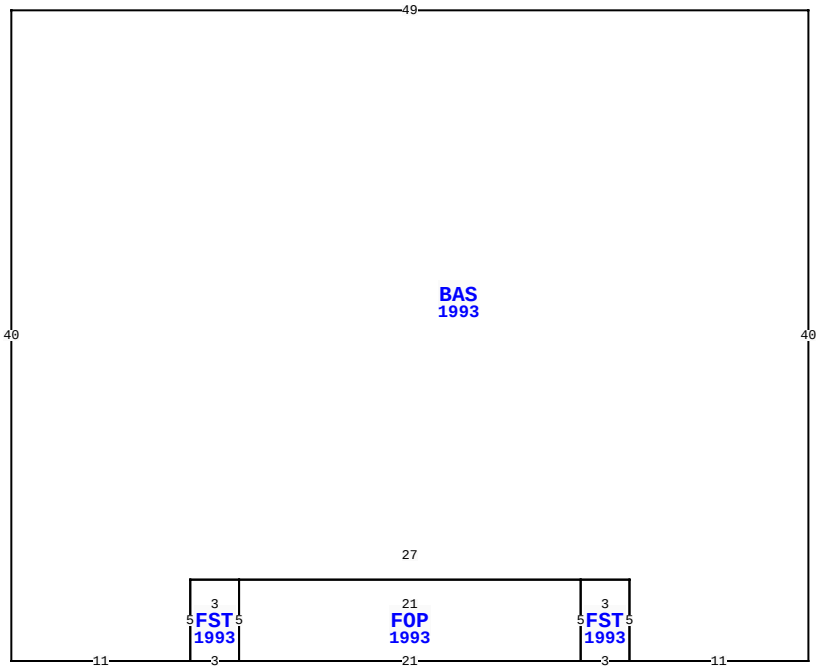
15 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
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ASSESSED VALUE	1,223,485
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TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR:
GRANTEE:

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EXTRA FEATURES

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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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
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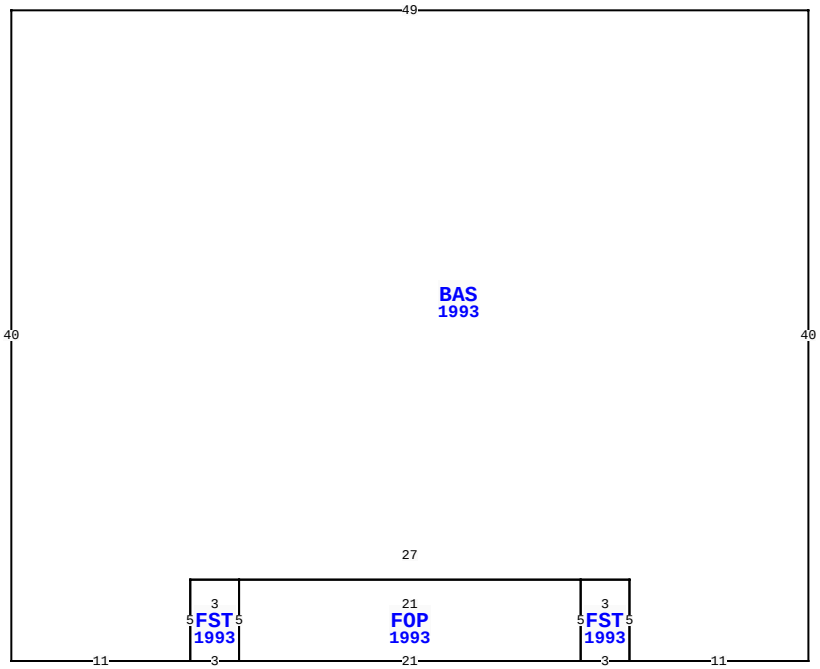
16 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
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LAND DESCRIPTION

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REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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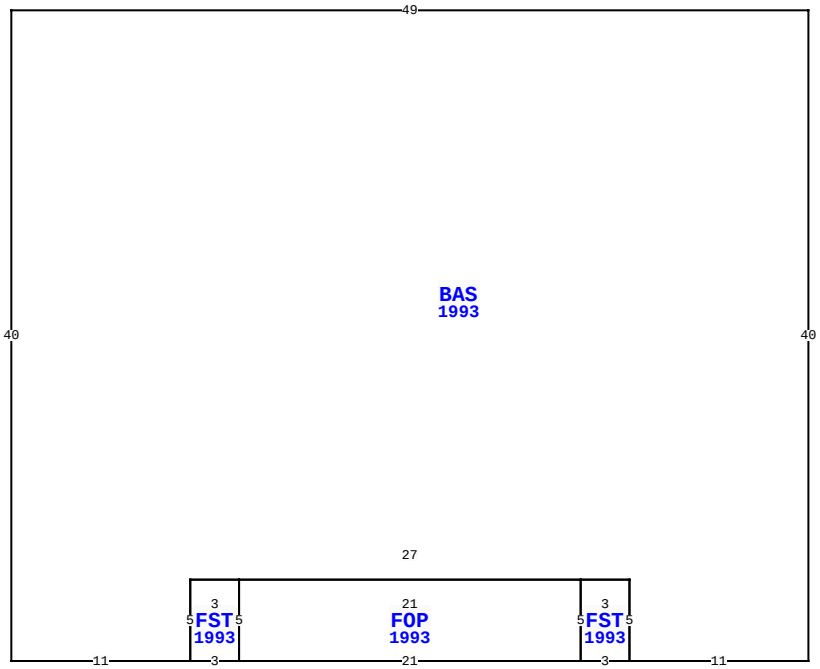

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LAND DESCRIPTION

TOTAL OB/XF 0

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IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

2024

00-00-31-1600-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

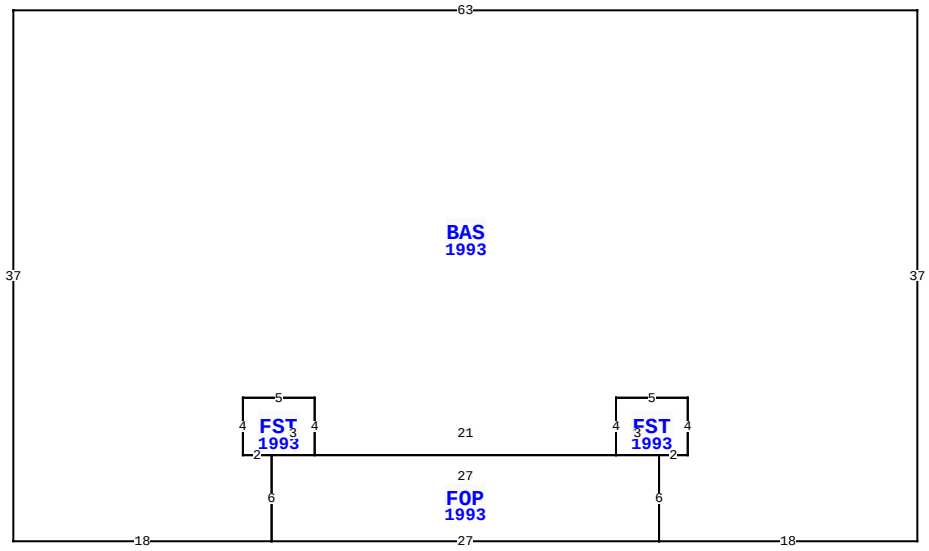
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,129	100	2,129	70,325
FOP	162	30	49	1,619
FST	20	55	11	363
FST	20	55	11	363
TOTALS	2,331		2,200	72,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	2,200	119.3850	101.48	223,256	1984	1984	0	0	40	27.45	32.55

18 APARTMENT – 0% - 0 Heated Area: 2129 HX Base Yr



1655 LIME ST, FERNANDINA BEACH

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019 KK
INC DATE	07/11/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,560,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,560,780
SOH/AGL Deduction	337,295
ASSESSED VALUE	1,223,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,223,485
TOTAL JUST VALUE	1,560,780
NCON VALUE	0
INCOME VALUE	1,560,780
PREVIOUS YEAR MKT VALUE	1,195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W63 S37 E18 FOP=[YR=1993] E27 N6 FST=[YR=1993] E2N4W5S4E3$W27 FST=[YR=1993] E3N4W5S4E2$S6$N6W2N4E5 S4E21N4E5S4W2S6E18N37$.

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

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS