LOT 12 (IN SEC 32-5N-24)
IN OR 1637/690
PENNY HADDOCK ESTATES PB 5/338

MCELROY CAROL
39124 ROYAL PLACE
HILLIARD, FL 32046

2024

05-4N-24-1630-0012-0000

BUILDING CHARACTERISTICS

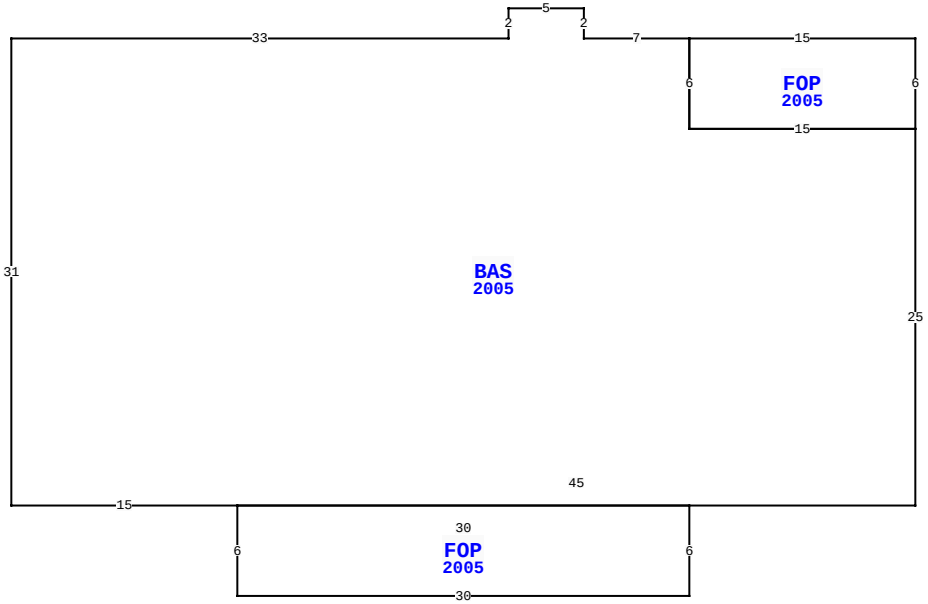
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,780	100	1,780	217,852
FOP	90	30	27	3,304
FOP	180	30	54	6,609
TOTALS	2,050		1,861	227,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,861	113.1900	141.49	263,313	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2010 Heated Area: 1780 HX Base Yr 2010



39124 ROYAL PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,791
TOTAL MARKET OB/XF VALUE		13,519
TOTAL LAND VALUE - MARKET		296,000
TOTAL MARKET VALUE		355,950
SOH/AGL Deduction		213,472
ASSESSED VALUE		142,478
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		87,478
TOTAL JUST VALUE		573,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B28982	GARAGE	31,545	04/08/2013
B23505	ADDITION	35,821	04/01/2010
E14846	ELEC OTHER	2,000	04/01/2005
M09550	OTHER	0	04/01/2005
B14697	NEW CONSTR	115,004	03/01/2005
P09173	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1637/0690	8/31/2009	WD	Q	I	01	395,000
GRANTOR: MOYER BRYAN E & PATRI						
GRANTEE: MOORE JAMES & CAROL						
0853/1916	10/28/1998	WD	Q	I		89,000
GRANTOR: MCDUFFIE JOHN M						
GRANTEE: MOYER BRYAN & PATRI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W15 BAS=[YR=2005] W7 N2 W5 S2 W33 S31 E15
FOP=[YR=2005] S6 E30 N6 W30 $ E45 N25 W15 N6 $ S6 E15 N6 $.

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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1992	1992	3	20	257	
2	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1993	1993	3	20	864	
3	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2005	2005	3	40	1,440	
4	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2005	2005	3	40	1,440	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
6	0811	CONCRETE B	0	100	41	14	574.00	SF	5.20	5.20	100	2007	2007	3	88	2,627	
7	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2010	2010	3	91	142	
8	0811	CONCRETE B	0	100	41	14	574.00	SF	5.20	5.20	100	2007	2007	3	88	2,627	
9	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2010	2010	3	91	142	
10	0811	CONCRETE B	0	100	30	15	450.00	SF	5.20	5.20	100	2013	2013	3	94	2,200	

TOTAL OB/XF 13,519

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	415.00	415.00	6,640							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	224,000							
3	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							

REVIEW DATE 06/15/2020 BY TWA Total Acres: 20.00 Total Land Value: 78,640 Market: 224,000 Agricultural: 6,640 Common: 72,000 PRINTED 08/06/2024 BY SYS

LOT 12 (IN SEC 32-5N-24)
IN OR 1637/690
PENNY HADDOCK ESTATES PB 5/338

MCELROY CAROL
39124 ROYAL PLACE
HILLIARD, FL 32046

2024

05-4N-24-1630-0012-0000

BUILDING CHARACTERISTICS

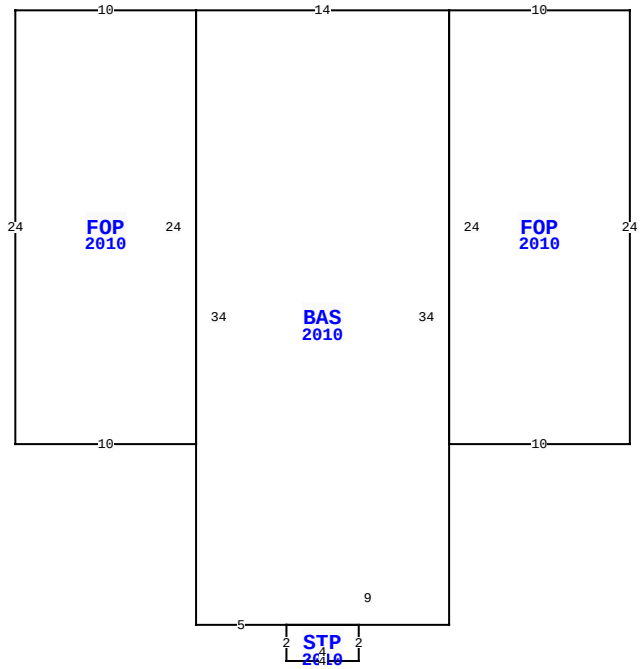
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	476	100	476	10,468
FOP	240	30	72	1,583
FOP	240	30	72	1,583
STP	8	10	1	22
TOTALS	964		621	13,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	621	74.8000	26.18	16,258	2010	2010	0	0	0	16.00	84.00

2 GARAGE RES – 100% - 2010 Heated Area: 476 HX Base Yr 2010



39124 ROYAL PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,791
TOTAL MARKET OB/XF VALUE		13,519
TOTAL LAND VALUE - MARKET		296,000
TOTAL MARKET VALUE		355,950
SOH/AGL Deduction		213,472
ASSESSED VALUE		142,478
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		87,478
TOTAL JUST VALUE		573,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07307	REPAIR/RRF	2,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1637/0690	8/31/2009	WD	Q	I	01	395,000
GRANTOR: MOYER BRYAN E & PATRI						
GRANTEE: MOORE JAMES & CAROL						
0853/1916	10/28/1998	WD	Q	I		89,000
GRANTOR: MCDUFFIE JOHN M						
GRANTEE: MOYER BRYAN & PATRI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] W10 BAS=[YR=2010] W14 FOP=[YR=2010] W10 S24 E10 N24$ S34 E5 STP=[YR=2010] S2 E4 N2 W4$ E9 N34$ S24 E10 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

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 06/15/2020 BY TWA Total Acres: 20.00 Total Land Value: 78,640 Market: 224,000 Agricultural: 6,640 Common: 72,000 PRINTED 08/06/2024 BY SYS

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MCELROY CAROL
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HILLIARD, FL 32046

2024

05-4N-24-1630-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

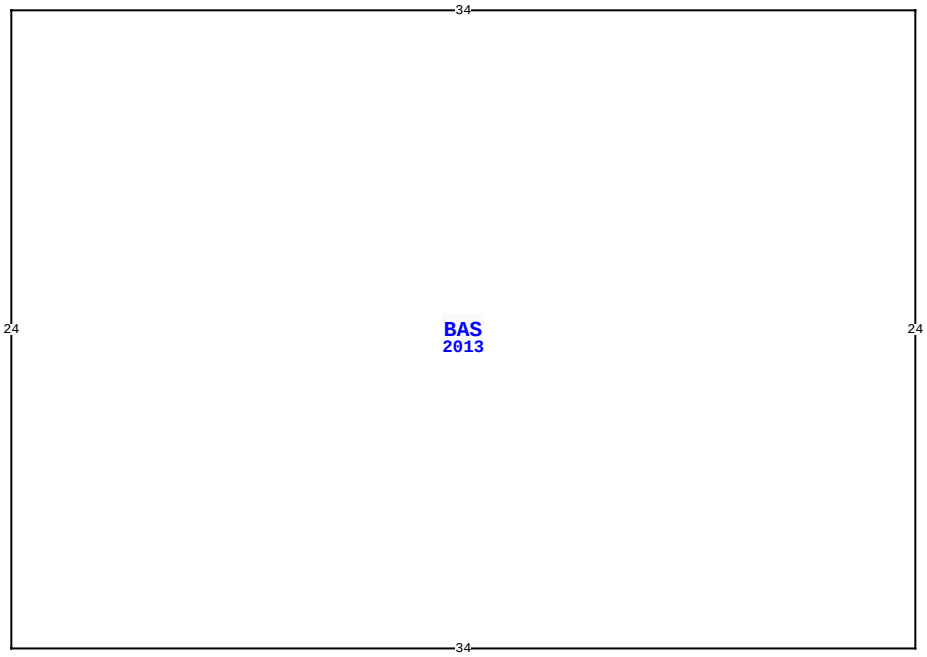
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	22,368
TOTALS	816		816	22,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	88.0000	30.80	25,133	2013	2013	0	0	0	11.00	89.00

3 GARAGE RES – 100% - 2010 Heated Area: 816 HX Base Yr 2010



39124 ROYAL PL, HILLIARD

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GRANTEE: MOORE JAMES & CAROL						
0853/1916	10/28/1998	WD	Q	I		89,000
GRANTOR: MCDUFFIE JOHN M						
GRANTEE: MOYER BRYAN & PATRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W34 S24 E34 N24$.

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 06/15/2020 BY TWA Total Acres: 20.00 Total Land Value: 78,640 Market: 224,000 Agricultural: 6,640 Common: 72,000 PRINTED 08/06/2024 BY SYS