

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	62,139
UEP	192	70	134	5,217
UOP	64	25	16	623
UOP	300	25	75	2,920
UOP	324	25	81	3,154
UST	40	55	22	856

TOTALS	2,516		1,924	74,909
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0681	POLE SHED	0 100	40	16	640.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.10

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,924	123.6000	92.70	178,355	1998	1998	0	0	58.00	42.00
1 M/H 94+ - 100% - 0											

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
3	0681	POLE SHED	0 100	40	16	640.00	SF	15.00	15.00	100	2015	2015	3	78	7,488	

TOTAL OB/XF											10,323		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	25,000.00	25,000.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										93,899		
TOTAL MARKET OB/XF VALUE										10,323		
TOTAL LAND VALUE - MARKET										77,500		
TOTAL MARKET VALUE										181,722		
SOH/AGL Deduction										83,238		
ASSESSED VALUE										98,484		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										48,484		
TOTAL JUST VALUE										181,722		
NCON VALUE										5,412		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										177,211		

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;ORIG=0,0] W6 W27 N12 W19 S4 S8 W5 S24 E27 E20 E10 N24 \$									
UOP=[YR=2023;ORIG=-6,0] N12 W27 S12 E27 \$									
UOP=[YR=2017;ORIG=-30,24] E20 S15 W20 N15 \$									
UEP=[YR=2017;ORIG=-65,0] S24 E8 N24 W8 \$									
UOP=[YR=2002;ORIG=-57,-8] W8 S8 E8 N8 \$									
UST=[YR=2002;ORIG=-52,-8] W5 S8 E5 N8 \$									

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