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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

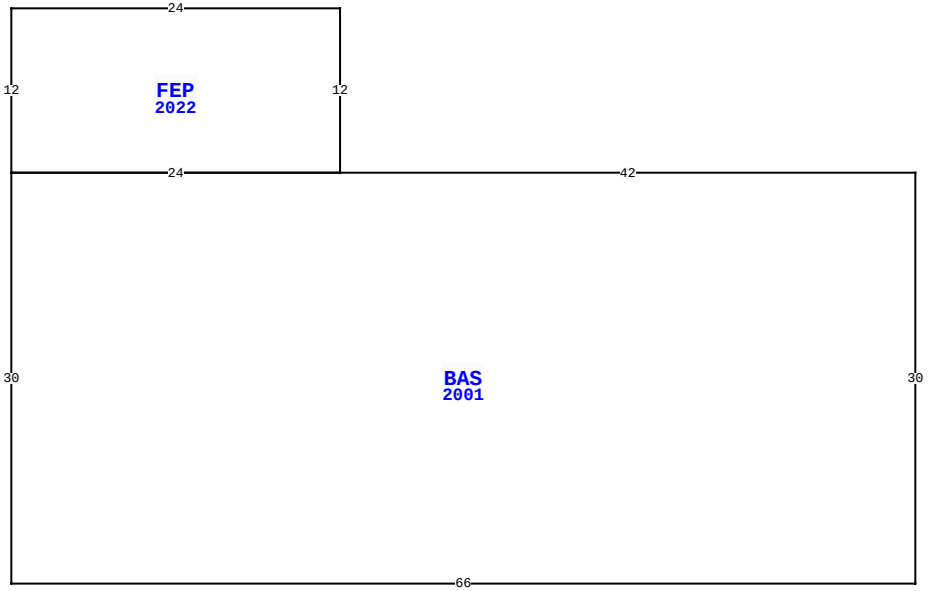
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	95,217
FEP	288	85	245	11,782
TOTALS	2,268		2,225	106,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,225	123.3000	92.48	205,768	2001	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2024 Heated Area: 2225 HX Base Yr 2024



48229 HINSON WAY, HILLIARD

BLD DATE	04/15/2015	MF	LGL DATE	04/14/2024	DC
XF DATE			LAND DATE	04/14/2024	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		118,732
TOTAL MARKET OB/XF VALUE		13,440
TOTAL LAND VALUE - MARKET		170,325
TOTAL MARKET VALUE		193,374
SOH/AGL Deduction		0
ASSESSED VALUE		193,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,374
TOTAL JUST VALUE		302,497
NCON VALUE		5,206
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1907939	H/AC	0	07/25/2019
M1703392	H/AC	0	04/18/2017
B018561	FOUNDATION	2,000	07/01/2001
B00736	GARAGE	15,750	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1260	5/19/2023	WD	Q	I	01	500,000
GRANTOR: BUTLER LINDA L						
GRANTEE: MURRAY MICHAEL J						
1799/1017	6/22/2012	WD	U	I	40	175,000
GRANTOR: HINSON SUSAN DIANE &						
GRANTEE: BUTLER GRAYMOND E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W42 FEP=[YR=2022] N12 W24 S12 E24$ W24 S30 E66 N30$.

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	0200	BARN WD 0-	0	100	40	36	1,440.00	SF	24.00	24.00	100	2001	2001	3	29	10,022	
2	0940	SHEDS/PORT	0	100	24	16	384.00	SF	20.10	20.10	100	2004	2004	3	22	1,698	
3	0680	POLE SHED	0	100	16	12	192.00	SF	10.00	10.00	100	2005	2005	3	40	768	
4	0350	CARPORT WD	0	100	12	6	72.00	SF	13.00	13.00	100	2003	2003	3	21	197	
5	0350	CARPORT WD	0	100	12	6	72.00	SF	13.00	13.00	100	2004	2004	3	22	206	
6	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2004	2004	3	22	549	

LAND DESCRIPTION

TOTAL OB/XF 13,440

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	005000	C	RURAL HOME	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	8.10	AC		1.00	1.00	1.00	225.00	225.00	1,822							
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	7.52	AC		1.00	1.00	1.00	370.00	370.00	2,782							
4	006930	A	NURSERY	0		OR			3.00	AC		1.00	1.00	1.00	645.00	645.00	1,935							
5	005501	A	TIMB2-2 SI	0		OR			1.10	AC		1.00	1.00	1.00	545.00	545.00	600							
6	005970	A	AGRI-POND	0		OR			0.90	AC		1.00	1.00	1.00	70.00	70.00	63							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 23.62 Total Land Value: 61,202 Market: 116,325 Agricultural: 7,202 Common: 54,000 PRINTED 08/06/2024 BY SYS

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

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HILLIARD, FL 32046

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

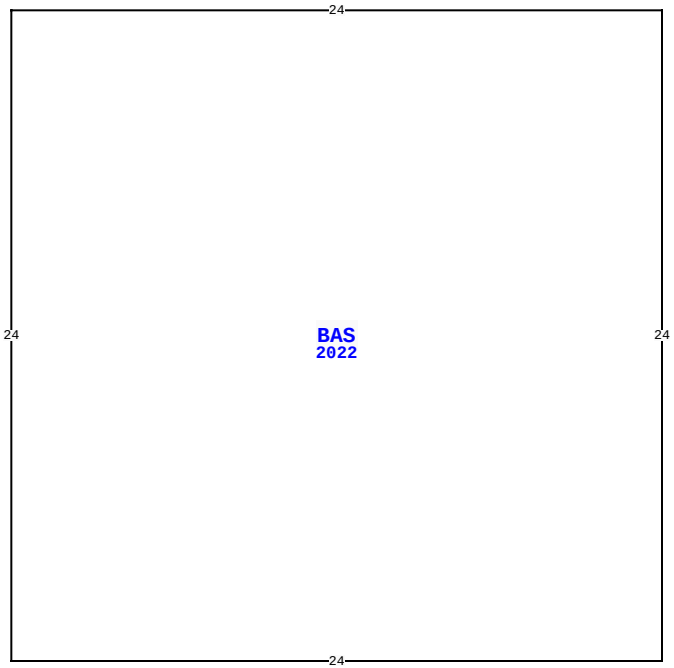
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	11,733
TOTALS	576		576	11,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	63.2500	22.14	12,753	2015	2015	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2024 Heated Area: 576 HX Base Yr 2024



48229 HINSON WAY, HILLIARD

BLD DATE	04/15/2015 MF	LGL DATE	
XF DATE		LAND DATE	04/14/2024 DC
INC DATE		AG DATE	04/14/2024 DC

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SALES DATA

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GRANTEE: MURRAY MICHAEL J						
1799/1017	6/22/2012	WD	U	I	40	175,000
GRANTOR: HINSON SUSAN DIANE &						
GRANTEE: BUTLER GRAYMOND E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S24 E24 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
7	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.34	AC		1.00	1.00	0.75	15,000.00	11,250.00	116,325							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 23.62 Total Land Value: 61,202 Market: 116,325 Agricultural: 7,202 Common: 54,000 PRINTED 08/06/2024 BY SYS