PT GOVT LOT 5 OF SEC 21-4N-24E
IN OR 2167/1129
ESMT OR 2182/274

DEWALD WILLIAM E JR & KIMBERLY A
272731 MURRHEE ROAD
HILLIARD, FL 32046

2024

21-4N-24-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

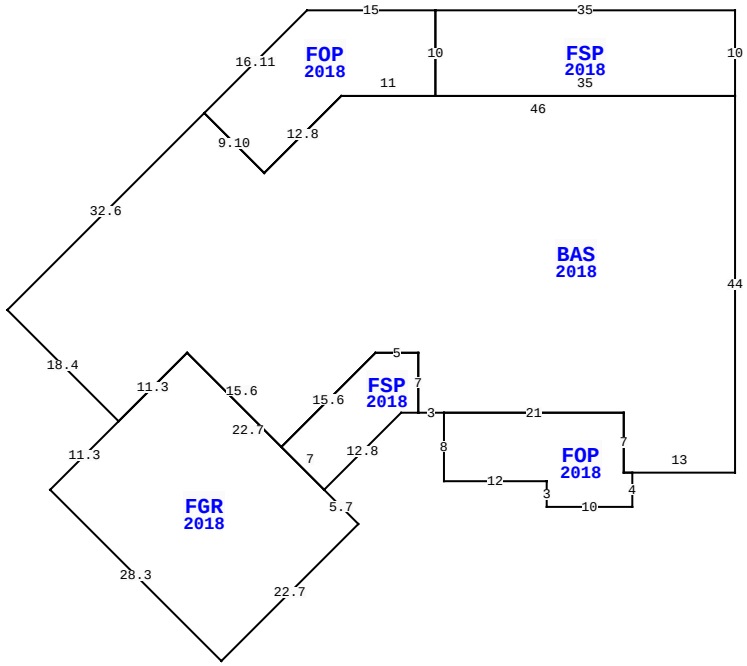
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,683	100	2,683	372,420
FGR	640	55	352	48,860
FOP	199	30	60	8,328
FOP	277	30	83	11,521
FSP	125	40	50	6,940
FSP	350	40	140	19,433
TOTALS	4,274		3,368	467,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,368	113.3118	141.64	477,044	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 2683 HX Base Yr 2019



272731 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,756
TOTAL MARKET OB/XF VALUE		15,507
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		625,263
SOH/AGL Deduction		268,686
ASSESSED VALUE		356,577
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		301,577
TOTAL JUST VALUE		625,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004140	GARAGE	71,856	03/16/2022
18012590	CO ISSUED	0	01/02/2019
18003060	GARAGE	34,416	04/17/2018
18000977	NEW CONSTR	357,130	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/1129	12/26/2017	WD	Q	V	02	40,000
GRANTOR: ROBERTS ELIZABETH						
GRANTEE: DEWALD WILLIAM E JR						
2082/1596	11/04/2016	WD	Q	V	01	32,000
GRANTOR: GALLOPS HENRY M SR &						
GRANTEE: ROBERTS ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W35 FOP=[YR=2018] W15 D12 L12 BAS=[YR=2018] D23 L23 R13 D13 FGR=[YR=2018] D8 L8 R20 D20 U16 R16 U4 L4 FSP=[YR=2018] U9 R9 E2 N7 W5 D11 L11 D5 R5 $ U16 L16 D8 L8 $ U8 R8 D11 R11 U11 R11 E5 S7 E3 FOP=[YR=2018] S8 E12 S3 E10 N4 W1 N7 W21$ E21 S7 E13 N44 W46 D9 L9 U7 L7 $ D7 R7 U9 R9 E11 N10$ S10 E35 N10$.

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	0810	CONCRETE A	0	100	0	0	242.00	SF	6.50	6.50	100	2018	2018	3	97	1,526	
2	0812	CONCRETE C	0	100	0	0	3,048.00	SF	4.00	4.00	100	2020	2020	3	99	12,070	
3	0810	CONCRETE A	0	100	0	0	294.00	SF	6.50	6.50	100	2022	2022	3	100	1,911	

LAND DESCRIPTION

TOTAL OB/XF 15,507

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	000115	C	SFR ACRES	100		OR	0.00	0.00	4.20	AC		1.00	1.00	1.00	25,000.00	25,000.00	105,000							

REVIEW DATE 09/14/2022 BY WW Total Acres: 4.20 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 5 OF SEC 21-4N-24E
IN OR 2167/1129
ESMT OR 2182/274

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272731 MURRHEE ROAD
HILLIARD, FL 32046

2024

21-4N-24-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

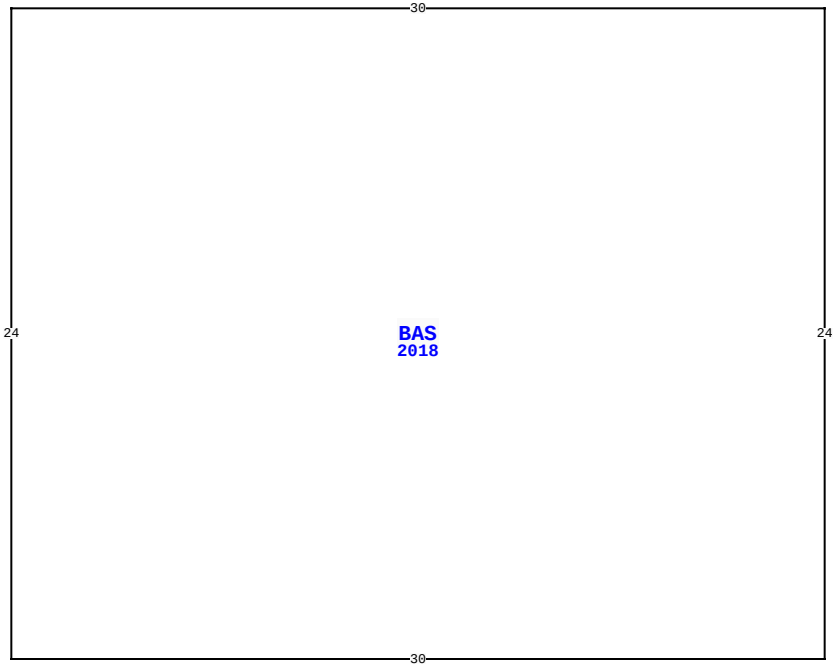
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	13,933
TOTALS	720		720	13,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	20.37	14,666	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2019 Heated Area: 720 HX Base Yr 2019



272731 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,756
TOTAL MARKET OB/XF VALUE		15,507
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		625,263
SOH/AGL Deduction		268,686
ASSESSED VALUE		356,577
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		301,577
TOTAL JUST VALUE		625,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1129	12/26/2017	WD	Q	V	02	40,000
GRANTOR: ROBERTS ELIZABETH						
GRANTEE: DEWALD WILLIAM E JR						
2082/1596	11/04/2016	WD	Q	V	01	32,000
GRANTOR: GALLOPS HENRY M SR &						
GRANTEE: ROBERTS ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S24 E30 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 09/14/2022 BY WW Total Acres: 4.20 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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Interior Wall		N/A 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

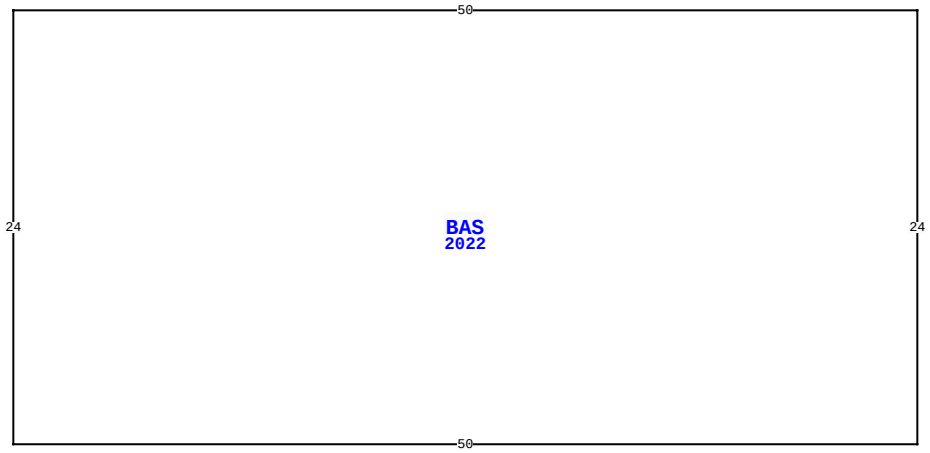
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,320
TOTALS	1,200		1,200	23,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2019 Heated Area: 1200 HX Base Yr 2019



272731 MURRHEE RD, HILLIARD

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XF DATE		LAND DATE	06/16/2023 MLU
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Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB VX	55,000
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: DEWALD WILLIAM E JR						
2082/1596	11/04/2016	WD	Q	V	01	32,000
GRANTOR: GALLOPS HENRY M SR &						
GRANTEE: ROBERTS ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W50 S24 E50 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 09/14/2022 BY WW Total Acres: 4.20 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS