PT OF SW1/4
IN OR 2122/1961 & OR 2158/1334

SCHLUP KURT D
27184 MURRHEE ROAD
HILLIARD, FL 32046

2024

32-4N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

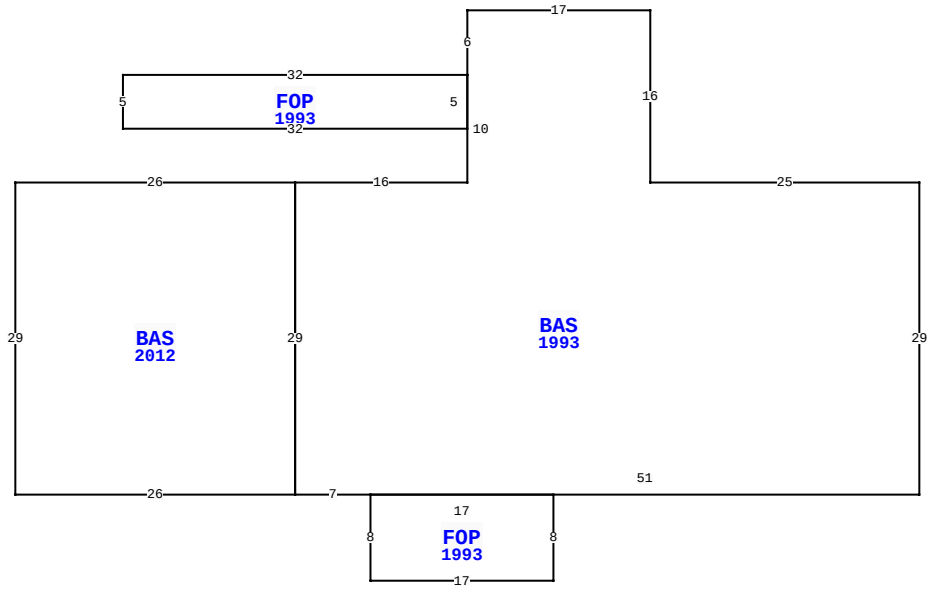
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100	1,954	182,541
BAS	754	100	754	70,438
FOP	136	30	41	3,830
FOP	160	30	48	4,484
TOTALS	3,004		2,797	261,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,797	99.4464	124.31	347,695	1987	1987	0	0	0	24.85	75.15

1 SNGL FAM – 100% - 2019 Heated Area: 2708 HX Base Yr 2019



27184 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,053
TOTAL MARKET OB/XF VALUE		97,296
TOTAL LAND VALUE - MARKET		60,300
TOTAL MARKET VALUE		438,649
SOH/AGL Deduction		153,912
ASSESSED VALUE		284,737
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,737
TOTAL JUST VALUE		438,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003047	GARAGE	49,712	04/16/2018
B1429516	XFOB	34,016	10/01/2014
R13383	REPAIR/RRF	13,000	04/01/2013
E25038	ELEC OTHER	0	05/01/2012
7901	GARAGE	17,250	03/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1334	11/13/2017	WD	U	V	11	100
GRANTOR: ALDERMAN WAYNE & DIAN						
GRANTEE: SCHLUP KURT D						
2122/1961	5/30/2017	WD	Q	I	01	280,000
GRANTOR: ALDERMAN WAYNE & DIAN						
GRANTEE: SCHLUP KURT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 N16 W17 S6 FOP=[YR=1993] W32 S5 E32 N5$ S10 W16 BAS=[YR=2012] W26 S29 E26 N29$ S29 E7 FOP=[YR=1993] S8 E17 N8 W17$ E51 N29$.

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	100	0	0	3,936.00	SF	4.00	4.00	100	1989	1989	3	57	8,974	
2	0511	GARAGE CB-	0	100	40	28	1,120.00	SF	40.00	40.00	100	1992	1992	3	64	28,672	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
4	0812	CONCRETE C	0	100	0	0	1,560.00	SF	4.00	4.00	100	2010	2010	3	91	5,678	
5	0475	VF 4 SBPL	0	100	0	0	84.00	LF	14.00	14.00	100	2008	2008	3	74	870	
6	0479	VF PICKET	0	100	0	0	88.00	LF	10.00	10.00	100	2008	2008	3	74	651	
7	1127	BRICK 8"	0	100	0	0	132.00	SF	11.00	11.00	100	2008	2008	3	97	1,408	
8	0462	ST/AL FNC	0	100	0	0	130.00	SF	10.00	10.00	100	2008	2008	3	52	676	
9	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2008	2008	3	52	8,840	
10	0845	KOOL DECK	0	100	0	0	400.00	SF	7.25	7.25	100	2008	2008	3	89	2,581	

TOTAL OB/XF 60,870

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,300							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 2.01 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 08/06/2024 BY SYS

PT OF SW1/4
IN OR 2122/1961 & OR 2158/1334

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27184 MURRHEE ROAD
HILLIARD, FL 32046

2024

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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

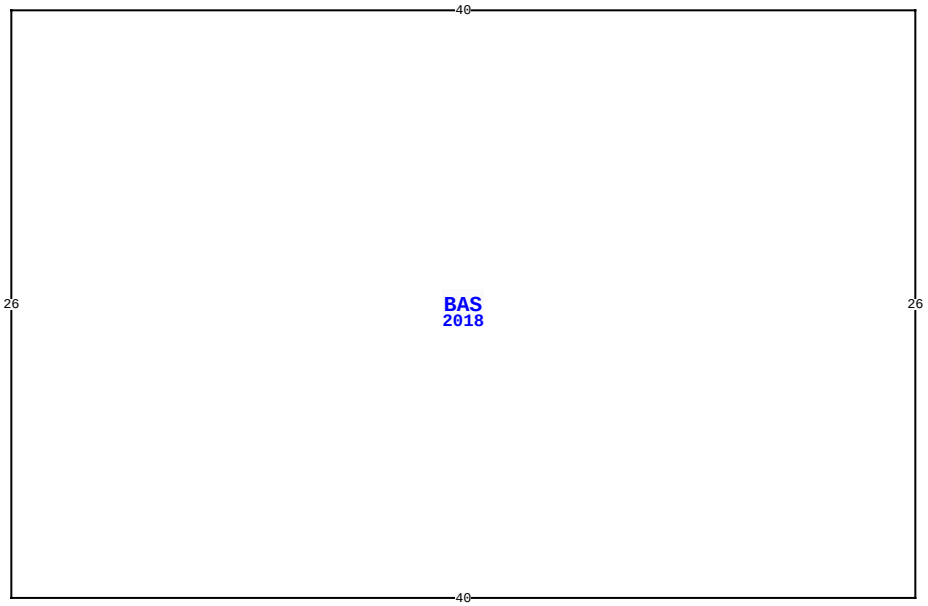
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	19,760
TOTALS	1,040		1,040	19,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	20.00	20,800	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2019 Heated Area: 1040 HX Base Yr 2019



27184 MURRHEE RD, HILLIARD

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XF DATE		LAND DATE	06/13/2023 MLU
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,010

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GRANTEE: SCHLUP KURT D						
2122/1961	5/30/2017	WD	Q	I	01	280,000
GRANTOR: ALDERMAN WAYNE & DIAN						
GRANTEE: SCHLUP KURT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S26 E40 N26$.

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
11	0752	USP	0	100	0	0	300.00	SF	15.00	15.00	100	2008	2008	3	52	2,340	
12	0510	GARAGE WD-	0	100	46	17	782.00	SF	35.00	35.00	100	2008	2008	3	52	14,232	
13	0753	UEP	0	100	46	7	322.00	SF	22.00	22.00	100	2008	2008	3	52	3,684	
14	0910	SCRN RM L	0	100	0	0	968.00	SF	15.00	15.00	100	2014	2014	3	65	9,438	
15	0812	CONCRETE C	0	100	0	0	1,700.00	SF	4.00	4.00	100	2020	2020	3	99	6,732	

LAND DESCRIPTION

TOTAL OB/XF 36,426

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 06/09/2021 BY TWA Total Acres: 2.01 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 08/06/2024 BY SYS