TRACT 19 SEC 21-4N-24
IN OR 1289/749
R583657 & R583658 & R583659

NEWKIRK JAMES D
273075 MURRHEE ROAD
HILLIARD, FL 32046

2025

16-4N-24-0180-0019-0000

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 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		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

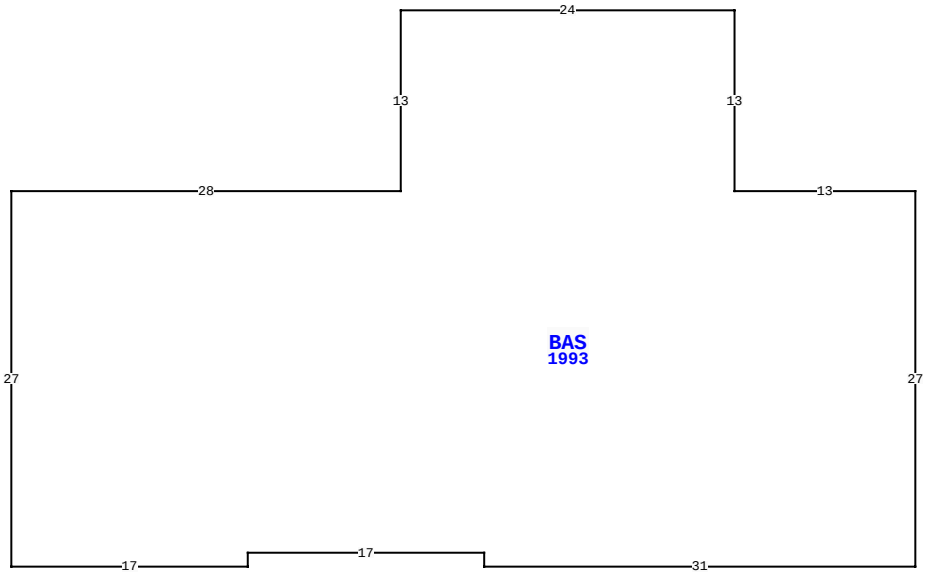
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	1993	2,050	90,455
TOTALS	2,050			2,050	90,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,050	148.3200	126.07	258,444	1994	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2006 Heated Area: 2050 HX Base Yr 2006



273075 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		90,455
TOTAL MARKET OB/XF VALUE		2,546
TOTAL LAND VALUE - MARKET		69,750
TOTAL MARKET VALUE		162,751
SOH/AGL Deduction		96,368
ASSESSED VALUE		66,383
TOTAL EXEMPTION VALUE	HX HB	41,383
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		162,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94457	MH MOVE-ON	56,900	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0749	1/20/2005	WD	Q	I		97,600
GRANTOR: BAGBY CARL R & JOY A						
GRANTEE: NEWKIRK JAMES D						
1037/1820	2/15/2002	WD	U	I	07	100
GRANTOR: LEE THERESA V CASON						
GRANTEE: BAGBY CARL R & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N13 W24 S13 W28 S27 E17 N1 E17 S1 E31 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	1242	WD DECK A	0	100	13	13	169.00	SF	10.00	10.00	100	1996	1996	3	20	338	
3	1242	WD DECK A	0	100	13	28	364.00	SF	10.00	10.00	100	1996	1996	3	20	728	

LAND DESCRIPTION

TOTAL OB/XF 2,546

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	000100	C	RES	100	0006	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	45,000.00	45,000.00	69,750							

REVIEW DATE 04/02/2024 BY WWA Total Acres: 1.55 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750 PRINTED 07/30/2025 BY SYS