PT SW1/4 OF SEC 16-4N-24E &
GOVT LOTS 2 3 & PT LOT 4
OF SEC 21-4N-24E

RNB FARM INC
273527 MURRHEE RD
HILLIARD, FL 32046

2025

21-4N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

273527 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	187,657
TOTAL LAND VALUE - MARKET	543,000
TOTAL MARKET VALUE	730,657
SOH/AGL Deduction	0
ASSESSED VALUE	730,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	730,657
TOTAL JUST VALUE	730,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	646,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006554	PRIVATE PROVIDER	577,006	06/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/784	8/16/2024	SW	U	I	30	381,500
GRANTOR: RANDY'S HAULING & SIT						
GRANTEE: RNB FARM INC						
2246/0048	12/27/2018	WD	Q	I	01	452,200
GRANTOR: GUYNN RANDY						
GRANTEE: RANDY'S HAULING & S						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	0	0	6,574.00	SF	15.00	15.00	100	1960	1960	3	20	19,722	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	100	6,000	
3	0681	POLE SHED	0	0	100	100	10,000.00	SF	15.00	15.00	100	2017	2017	3	81	121,500	
4	0680	POLE SHED	0	0	156	32	4,992.00	SF	10.00	10.00	100	2017	2017	3	81	40,435	

LAND DESCRIPTION

TOTAL OB/XF 187,657

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	181.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	543,000							

REVIEW DATE 06/24/2025 BY WW Total Acres: 181.00 Total Land Value: 543,000 Market: 0 Agricultural: 0 Common: 543,000 PRINTED 07/30/2025 BY SYS