PT LOTS 25, 26
IN OR 2658/823 & OR 2666/1943
(EX PT IN OR 2666/1949)

ADAMS JAMES T II & MICHELLE LEE
27340 MURHEE RD
HILLIARD, FL 32046

2025

32-4N-24-2020-0025-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

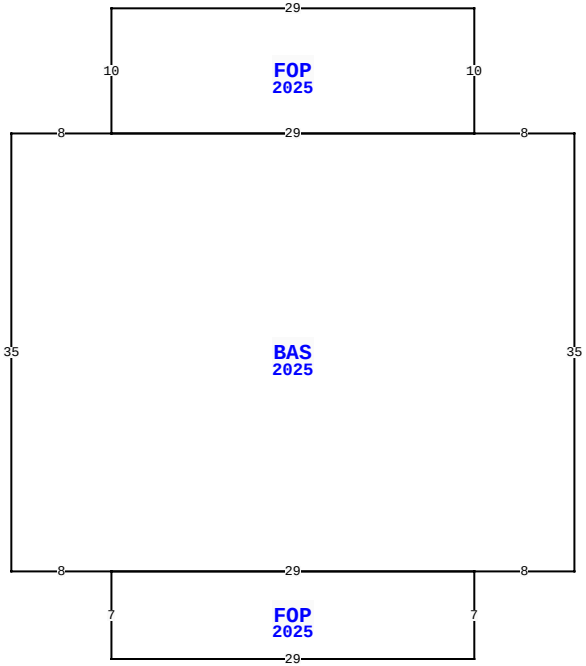
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	2025	1,575	264,773
FOP	203	30	2025	61	10,255
FOP	290	30	2025	87	14,626
TOTALS	2,068			1,723	289,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,723	106.4000	168.11	289,654	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 1575 HX Base Yr 2025



27340 MURRHEE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,002
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		70,650
TOTAL MARKET VALUE		382,152
SOH/AGL Deduction		144,071
ASSESSED VALUE		238,081
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,359
TOTAL JUST VALUE		382,152
NCON VALUE		311,502
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009811	METAL BLDG WITH L	57,772	08/23/2024
CO240008251	NSFR PRIVATE PROV	276,755	07/15/2024
B230016364	NEW SFR	276,755	12/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2666/1943	9/11/2023	QC	U	V	11	20,000
GRANTOR: ADAMS KYLE THOMAS & L						
GRANTEE: ADAMS JAMES THOMAS						
2658/823	7/31/2023	QC	U	V	11	100
GRANTOR: FRANKLIN CARROL E & J						
GRANTEE: ADAMS JAMES T II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=120,10] W8 W29 W8 S35 E8 E29 E8 N35 $
FOP=[YR=2025;ORIG=83,0] E29 S10 W29 N10 $
FOP=[YR=2025;ORIG=83,45] E29 S7 W29 N7 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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		OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,650							

REVIEW DATE 12/16/2024 BY WW Total Acres: 1.57 Total Land Value: 70,650 Market: 0 Agricultural: 0 Common: 70,650 PRINTED 07/30/2025 BY SYS

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(EX PT IN OR 2666/1949)

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HILLIARD, FL 32046

2025

32-4N-24-2020-0025-0030

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
Quality	06	Quality Level 06

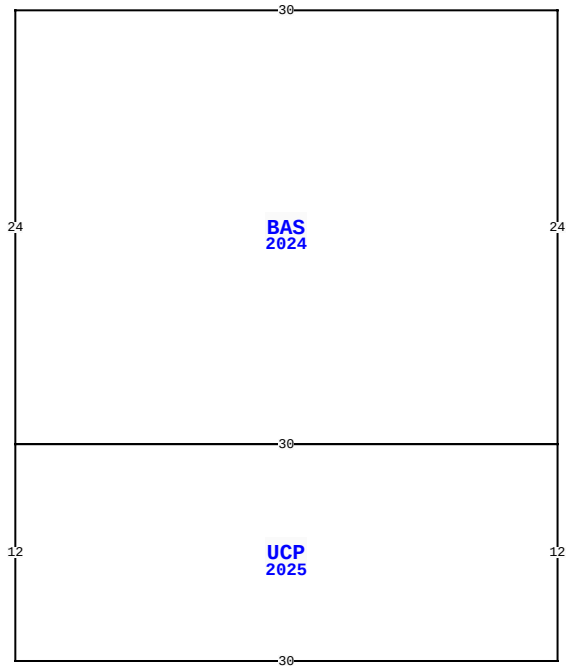
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	16,680
UCP	360	20	2025	72	1,668
TOTALS	1,080			792	18,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	792	63.2500	23.40	18,533	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 720 HX Base Yr 2025



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2658/823	7/31/2023	QC	U	V	11	100
GRANTOR: FRANKLIN CARROL E & J						
GRANTEE: ADAMS JAMES T II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S24 W30 N24 $
UCP=[YR=2025;ORIG=50,34] S12 E30 N12 W30 $
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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 12/16/2024 BY WW Total Acres: 1.57 Total Land Value: 70,650 Market: 0 Agricultural: 0 Common: 70,650 PRINTED 07/30/2025 BY SYS