LOT 12 (IN SEC 32-5N-24)
PENNY HADDOCK ESTATES PB 5/338

MCELROY CAROL L/E/
39124 ROYAL PLACE
HILLIARD, FL 32046

2026

05-4N-24-1630-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

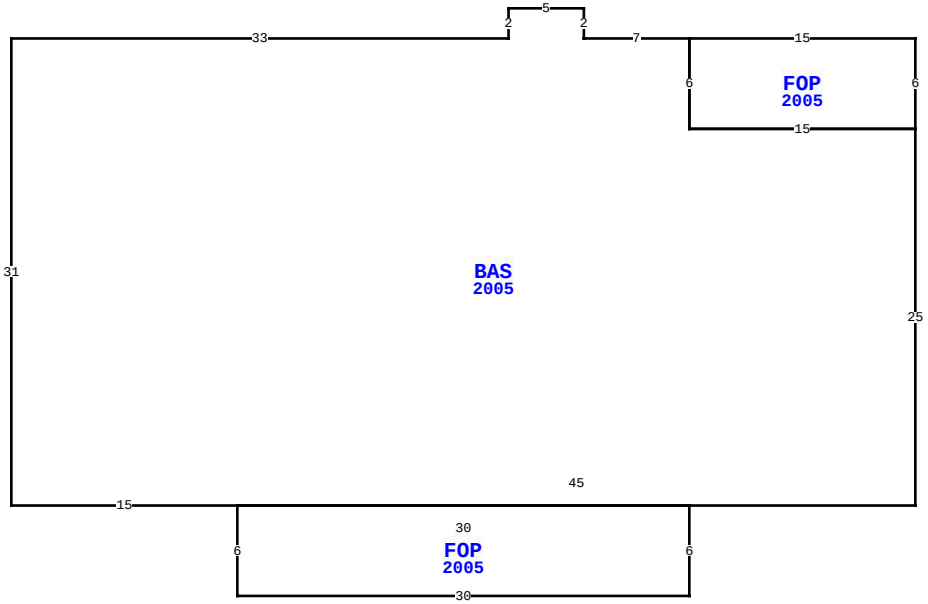
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,780	100	2005	1,780	238,040
FOP	90	30	2005	27	3,611
FOP	180	30	2005	54	7,222
TOTALS	2,050			1,861	248,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,861	113.1900	157.33	292,791	2005	2005	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2010 Heated Area: 1780 HX Base Yr 2010



39124 ROYAL PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,448
TOTAL MARKET OB/XF VALUE		5,165
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		350,933
SOH/AGL Deduction		201,062
ASSESSED VALUE		149,871
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		93,460
TOTAL JUST VALUE		552,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B28982	GARAGE	31,545	04/08/2013
B23505	ADDITION	35,821	04/01/2010
E14846	ELEC OTHER	2,000	04/01/2005
M09550	OTHER	0	04/01/2005
B14697	NEW CONSTR	115,004	03/01/2005
P09173	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2857/1501	4/01/2026	LE	U	I	11	100
GRANTOR: MCELROY CAROL L/E						
GRANTEE: PARKER JESSICA						
1637/0690	8/31/2009	WD	Q	I	01	395,000
GRANTOR: MOYER BRYAN E & PATRI						
GRANTEE: MOORE JAMES & CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W15 BAS=[YR=2005] W7 N2 W5 S2 W33 S31 E15
FOP=[YR=2005] S6 E30 N6 W30 $ E45 N25 W15 N6 $ S6 E15 N6 $.

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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1992	1992	3	20	257	
2	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1993	1993	3	20	864	
3	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2005	2005	3	32	1,152	
4	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2005	2005	3	32	1,152	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 5,165

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	395.00	395.00	6,320							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	208,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 58,320 Market: 208,000 Agricultural: 6,320 Common: 52,000 PRINTED 07/09/2026 BY SYS

LOT 12 (IN SEC 32-5N-24)
PENNY HADDOCK ESTATES PB 5/338

MCELROY CAROL L/E/
39124 ROYAL PLACE
HILLIARD, FL 32046

2026

05-4N-24-1630-0012-0000

BUILDING CHARACTERISTICS

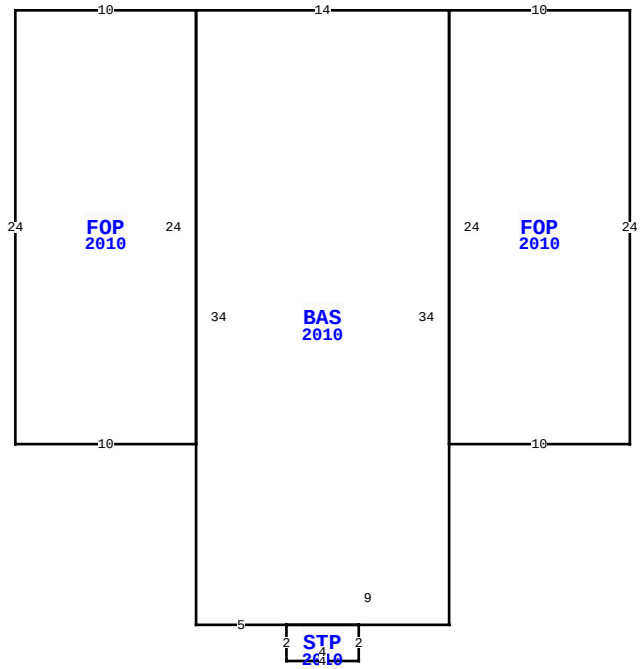
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	476	100	2010	476	11,108
FOP	240	30	2010	72	1,680
FOP	240	30	2010	72	1,680
STP	8	10	2010	1	23
TOTALS	964			621	14,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	621	74.8000	29.17	18,115	2010	2010	0	0	0	20.00	80.00

2 GARAGE RES 100% - 2010 Heated Area: 476 HX Base Yr 2010



39124 ROYAL PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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TOTAL MARKET VALUE		350,933
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ASSESSED VALUE		149,871
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		93,460
TOTAL JUST VALUE		552,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07307	REPAIR/RRF	2,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2857/1501	4/01/2026	LE	U	I	11	100
GRANTOR: MCELROY CAROL L/E						
GRANTEE: PARKER JESSICA						
1637/0690	8/31/2009	WD	Q	I	01	395,000
GRANTOR: MOYER BRYAN E & PATRI						
GRANTEE: MOORE JAMES & CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] W10 BAS=[YR=2010] W14 FOP=[YR=2010] W10 S24 E10 N24$ S34 E5 STP=[YR=2010] S2 E4 N2 W4$ E9 N34$ S24 E10 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 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 58,320 Market: 208,000 Agricultural: 6,320 Common: 52,000 PRINTED 07/09/2026 BY SYS

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HILLIARD, FL 32046

2026

05-4N-24-1630-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

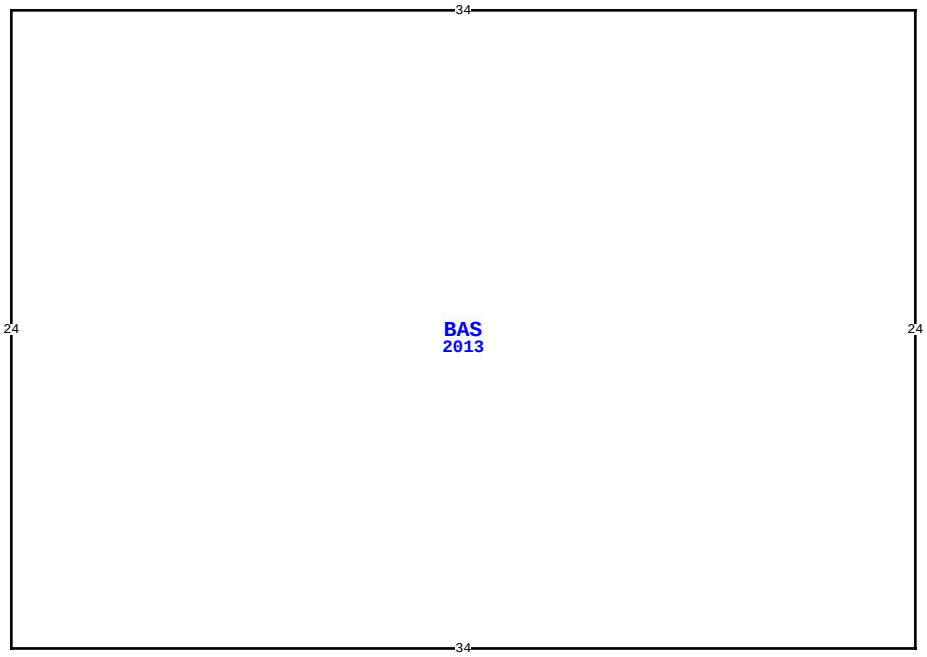
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	2013	816	24,084
TOTALS	816			816	24,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	88.0000	34.32	28,005	2013	2013	0	0	0	14.00	86.00

3 GARAGE RES 100% - 2010 Heated Area: 816 HX Base Yr 2010



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GRANTEE: PARKER JESSICA						
1637/0690	8/31/2009	WD	Q	I	01	395,000
GRANTOR: MOYER BRYAN E & PATRI						
GRANTEE: MOORE JAMES & CAROL						

39124 ROYAL PL, HILLIARD

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BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2013] W34 S24 E34 N24$.

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 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 58,320 Market: 208,000 Agricultural: 6,320 Common: 52,000 PRINTED 07/09/2026 BY SYS