PT OF SE 1/4 OF NE 1/4
IN OR 142 PG 8 & OR 2245/1978

MURPHY JIMMIE & LATRELLE L/E/
27742 CONNER NELSON RD
HILLIARD, FL 32046

2026

10-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

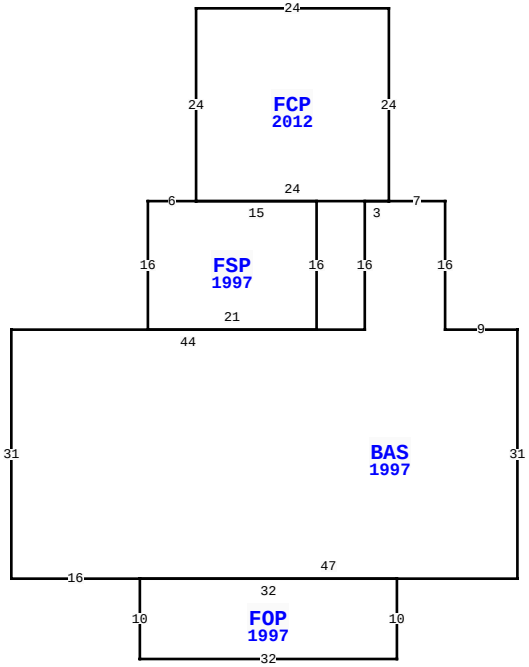
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,113	100	1997	2,113	224,684
FCP	576	25	2012	144	15,312
FOP	320	30	1997	96	10,208
FSP	336	40	1997	134	14,249
TOTALS	3,345			2,487	264,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,487	92.4480	128.50	319,580	1997	2002	0	0	0	17.25	82.75

1 SNGL FAM 100% - 1998 Heated Area: 2113 HX Base Yr 1998



27742 CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,452
TOTAL MARKET OB/XF VALUE		1,728
TOTAL LAND VALUE - MARKET		221,000
TOTAL MARKET VALUE		287,245
SOH/AGL Deduction		148,970
ASSESSED VALUE		138,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,864
TOTAL JUST VALUE		487,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007427	REPAIR/RRF	0	07/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/1978	12/08/2017	QC	U	I	11	100

GRANTOR: MURPHY JIMMIE & LATRE

GRANTEE: MURPHY JIMMIE & LAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W9 N16 W7 FCP=[YR=2012] N24 W24 S24
FSP=[YR=1997] W6 S16 E21 N16 W15$ E24$ W3 S16 W44 S31 E16
FOP=[YR=1997] S10 E32 N10 W32 $ E47 N31 $.

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	24	12	288.00	SF	30.00	30.00	100	1998	1998	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	395.00	395.00	3,555							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	170.00	170.00	510							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	204,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 13.00 Total Land Value: 21,065 Market: 204,000 Agricultural: 4,065 Common: 17,000 PRINTED 07/09/2026 BY SYS