

MURRAY MICHAEL J
48229 HINSON WAY
HILLIARD, FL 32046

2026

18-4N-25-0000-0010-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		30	VINYL 100		0800	02	2,225	160.2900	144.26	320,978	2001	2001	0	0	0	56.00	44.00	VALUATION BY					STANDARD												
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 100% - 2024													Heated Area: 2225 HX Base Yr 2024																	
Roof Cover		12	MODULAR MT 100		24 12 FEP 2022 24 30 42 30 66													BUILDING MARKET VALUE													153,877				
Interior Wall		05	DRYWALL 90															TOTAL MARKET OB/XF VALUE													11,567				
Interior Wall		08	DECORATIVE 10															TOTAL LAND VALUE - MARKET													157,023				
Interior Floo		14	CARPET 60															TOTAL MARKET VALUE													216,210				
Interior Floo		13	LVT/LAMNT 40															SOH/AGL Deduction													12,501				
Air Condition		03	CENTRAL 100															ASSESSED VALUE													203,709				
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE													HX HB 51,411																	
Bedrooms			3 100		BASE TAXABLE VALUE													152,298																	
Bathrooms			2 100		TOTAL JUST VALUE													322,467																	
Frame		02	WOOD FRAME 100		NCON VALUE													0																	
Stories		0	0 100		INCOME VALUE																														
Units			0 100		PREVIOUS YEAR MKT VALUE													382,839																	
Quality		06	Quality Level 06																																
DOR CODE		5000	IMPROVED AG																																
MAP NUM			MKT AREA															05																	
NEIGHBORHOOD/LOC		5001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,980	100	2001	1,980	125,679																														
FEP	288	85	2022	245	15,551																														
TOTALS		2,268			2,225	141,230																													
EXTRA FEATURES					48229 HINSON WAY, HILLIARD										BLD DATE		04/15/2015		MF	LGL DATE		05/11/2026		MLU											
							ORIG COND		YEAR ON		YEAR ACTUAL		Q	% COND	OB/XF MKT VALUE		DC																		
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														
1	0200	BARN WD 0-		0 100	40	36	1,440.00		SF	20.00		20.00		100	2001	2001	3	27	7,776																
2	0940	SHEDS/PORT		0 100	24	16	384.00		SF	30.00		30.00		100	2004	2004	3	20	2,304																
3	0680	POLE SHED		0 100	16	12	192.00		SF	10.00		10.00		100	2005	2005	3	32	614																
4	0350	CARPORT WD		0 100	12	6	72.00		SF	13.00		13.00		100	2003	2003	3	20	187																
5	0350	CARPORT WD		0 100	12	6	72.00		SF	13.00		13.00		100	2004	2004	3	20	187																
6	0350	CARPORT WD		0 100	16	12	192.00		SF	13.00		13.00		100	2004	2004	3	20	499																
LAND DESCRIPTION					TOTAL OB/XF										11,567																				
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	43,800																	
2	005901	A	HARDWOOD SI		0		OR	0.00	0.00	8.10	AC		1.00	1.00	1.00	200.00	200.00	1,620																	
3	006005	A	PASTURE - GR		0		OR	0.00	0.00	7.52	AC		1.00	1.00	1.00	370.00	370.00	2,782																	
4	006930	A	NURSERY		0		OR			3.00	AC		1.00	1.00	1.00	645.00	645.00	1,935																	
5	005501	A	TIMBER 2 P S		0		OR			1.10	AC		1.00	1.00	1.00	515.00	515.00	566																	
6	005970	A	AGRICULTURAL		0		OR			0.90	AC		1.00	1.00	1.00	70.00	70.00	63																	
REVIEW DATE		01/01/2023		BY CD	Total Acres: 23.62		Total Land Value: 50,766		Market: 113,223		Agricultural: 6,966		Common: 43,800		PRINTED 07/09/2026 BY SYS																				

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