PT OF SE1/4 OF NW1/4
IN OR 1049/848 & OR 1355/859
(EX OR 2761/644) PARCELS 5-2 & 4

MURPHY CAROLYN
20009 NOLAN JONES ROAD
HILLIARD, FL 32046

2026

25-2N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

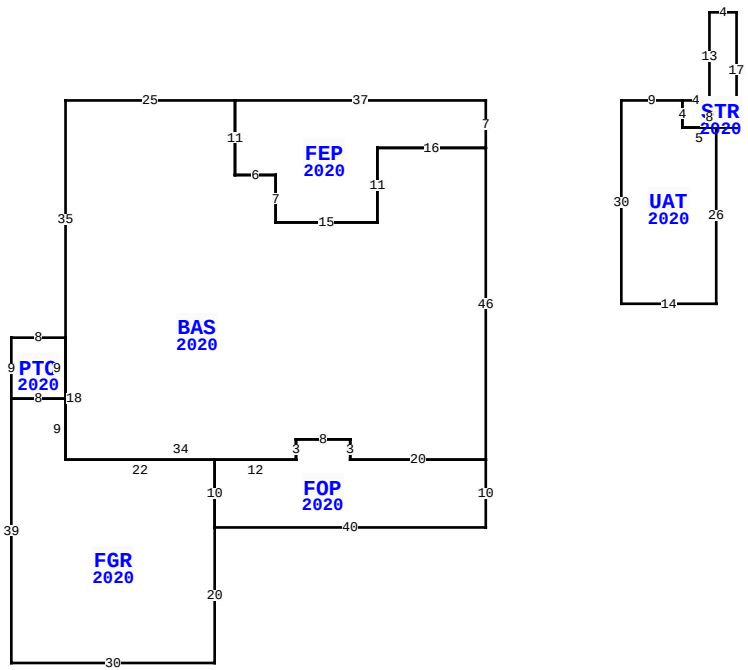
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,814	100	2020	2,814	404,200
FEP	448	80	2020	358	51,423
FGR	972	55	2020	535	76,847
FOP	424	30	2020	127	18,242
PTO	72	5	2020	4	575
STR	84	10	2020	8	1,149
UAT	400	10	2020	40	5,746
TOTALS	5,214			3,886	558,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,886	105.5565	146.72	570,154	2020	2020	0	0	0	2.10	97.90

1 SNGL FAM 100% - 2003 Heated Area: 2814 HX Base Yr 2003



20009 NOLAN JONES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	04/24/2026 KB

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		558,181
TOTAL MARKET OB/XF VALUE		22,150
TOTAL LAND VALUE - MARKET		222,890
TOTAL MARKET VALUE		603,661
SOH/AGL Deduction		161,231
ASSESSED VALUE		442,430
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		386,019
TOTAL JUST VALUE		803,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		787,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001115	CO ISSUED	0	02/06/2020
18007751	NEW CONSTR	392,437	07/31/2018
17007108	DEMOLITION	500	11/13/2017
E0310836	NEW CONSTR	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1049/0848	4/12/2002	WD	Q	I	01	47,000
GRANTOR: NELSON DEENA & TERESA						
GRANTEE: MURPHY MICHAEL A &						
1049/0844	4/12/2002	WD	U	I	07	100
GRANTOR: CARROLL ANDREW J						
GRANTEE: NELSON DEENA C & TE						

BUILDING NOTES

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	0202	BARN WD 30	0	100	65	60	3,900.00	SF	15.00	15.00	100	2005	2005	3	32	18,720	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430	

BUILDING DIMENSIONS

FEP=[YR=2020] W37 BAS=[YR=2020] W25 S35 PTO=[YR=2020] W8 S9 FGR=[YR=2020] S39 E30 N20 FOP=[YR=2020] E40 N10 W20 N3 W8 S3 W12 S10$ N10 W22 N9 W8$ E8 N9$ S18 E34 N3 E8 S3 E20 N46 W16 S11 W15 N7 W6 N11$ S11 E6 S7 E15 N11 E16 N7$ PTR=E20 UAT=[YR=2020] E9 STR=[YR=2020] E4 N13 E4 S17 W8 N4$ S4 E5 S26 W14 N30$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 22,150

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2	009605	C	WETLANDS	100		OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,890							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	370.00	370.00	4,440							
4	009910	M	MARKET VALUE	0	0007	OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	204,000							

REVIEW DATE 01/23/2025 BY WWA Total Acres: 14.89 Total Land Value: 23,330 Market: 204,000 Agricultural: 4,440 Common: 18,890 PRINTED 07/09/2026 BY SYS