PT OF SW1/4
IN OR 2122/1961 & OR 2158/1334

SCHLUP KURT D
PO BOX 35
HILLIARD, FL 32046

2026

32-4N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

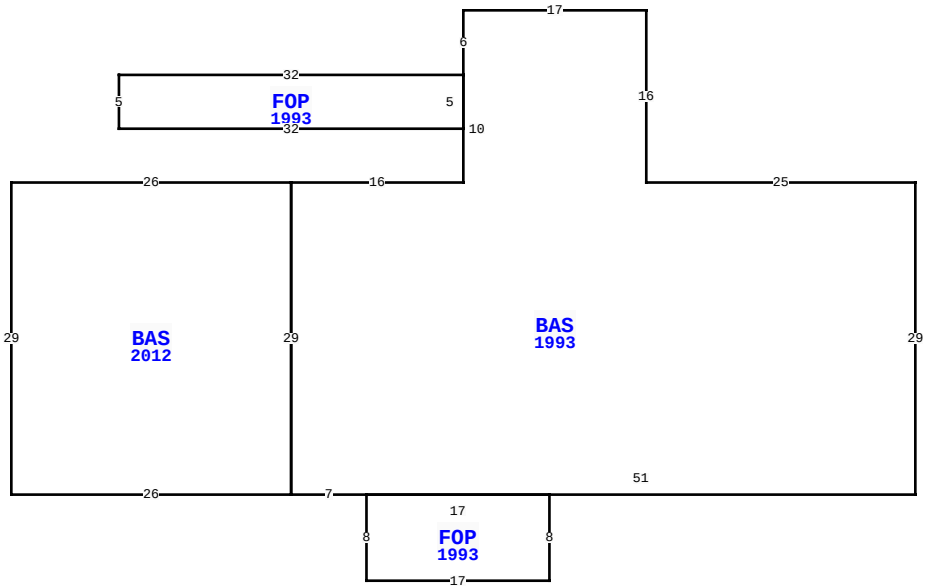
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100	1993	1,954	200,172
BAS	754	100	2012	754	77,241
FOP	136	30	1993	41	4,200
FOP	160	30	1993	48	4,917
TOTALS	3,004			2,797	286,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,797	99.4464	138.23	386,629	1987	1987	0	0	0	25.89	74.11

1 SNGL FAM 100% - 2019 Heated Area: 2708 HX Base Yr 2019



27184 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,080
TOTAL MARKET OB/XF VALUE		96,662
TOTAL LAND VALUE - MARKET		68,340
TOTAL MARKET VALUE		473,082
SOH/AGL Deduction		172,177
ASSESSED VALUE		300,905
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		249,494
TOTAL JUST VALUE		473,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003047	GARAGE	49,712	04/16/2018
B1429516	XFOB	34,016	10/01/2014
R13383	REPAIR/RRF	13,000	04/01/2013
E25038	ELEC OTHER	0	05/01/2012
7901	GARAGE	17,250	03/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1334	11/13/2017	WD	U	V	11	100
GRANTOR: ALDERMAN WAYNE & DIAN						
GRANTEE: SCHLUP KURT D						
2122/1961	5/30/2017	WD	Q	I	01	280,000
GRANTOR: ALDERMAN WAYNE & DIAN						
GRANTEE: SCHLUP KURT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 N16 W17 S6 FOP=[YR=1993] W32 S5 E32 N5$ S10 W16 BAS=[YR=2012] W26 S29 E26 N29$ S29 E7 FOP=[YR=1993] S8 E17 N8 W17$ E51 N29$.

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
2	0511	GARAGE CB-	0	100	40	28	1,120.00	SF	40.00	40.00	100	1992	1992	3	59.5	26,656	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500	
11	0752	USP	0	100	0	0	300.00	SF	15.00	15.00	100	2008	2008	3	44	1,980	
12	0510	GARAGE WD-	0	100	46	17	782.00	SF	35.00	35.00	100	2008	2008	3	44	12,043	
13	0753	UEP	0	100	46	7	322.00	SF	22.00	22.00	100	2008	2008	3	44	3,117	
14	0910	SCRN RM L	0	100	0	0	968.00	SF	15.00	15.00	100	2014	2014	3	55	7,986	

LAND DESCRIPTION

TOTAL OB/XF 96,662

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	0006	OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,340							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.01 Total Land Value: 68,340 Market: 0 Agricultural: 0 Common: 68,340 PRINTED 07/09/2026 BY SYS

PT OF SW1/4
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

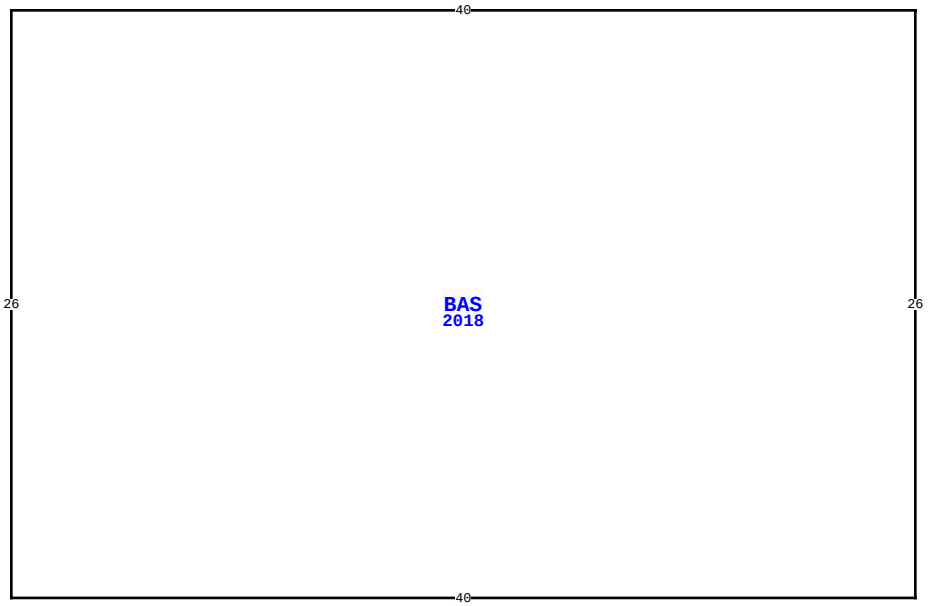
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2018	1,040	21,549
TOTALS	1,040			1,040	21,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	22.28	23,171	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 100% - 2019 Heated Area: 1040 HX Base Yr 2019



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NCON VALUE		0
INCOME VALUE		
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2122/1961	5/30/2017	WD	Q	I	01	280,000
GRANTOR: ALDERMAN WAYNE & DIAN						
GRANTEE: SCHLUP KURT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S26 E40 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.01 Total Land Value: 68,340 Market: 0 Agricultural: 0 Common: 68,340 PRINTED 07/09/2026 BY SYS