PT OF SEC 39-4N-24E &
SEC 21-4N-24E IN OR 2382/289
UTIL ESMT IN OR 2491-988

HEAPE JONATHAN E
272860 MURRHEE RD
HILLIARD, FL 32046

2026

39-4N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	0	0 100
Units		0 100
Quality	04	Quality Level 04

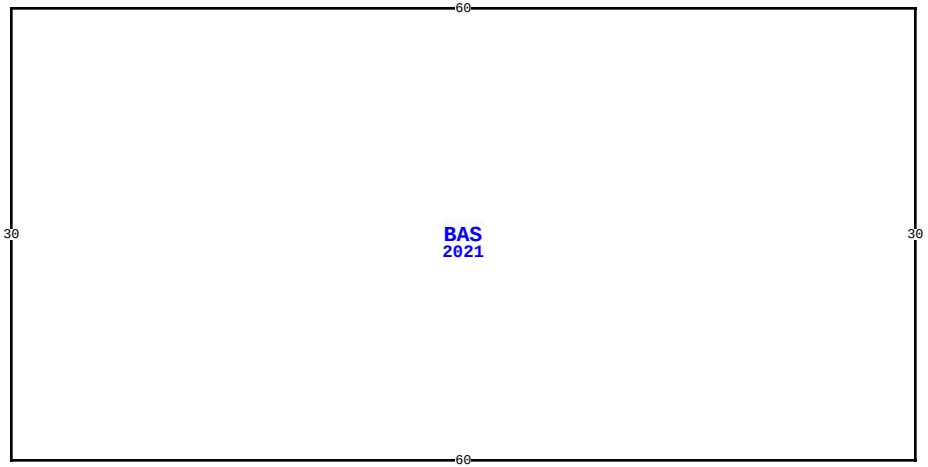
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2021	1,800	197,727
TOTALS	1,800			1,800	197,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	128.4800	115.63	208,134	2021	2021	0	0	0	5.00	95.00

1 M/H 94+ 100% - 2022 Heated Area: 1800 HX Base Yr 2022



272860 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		213,574
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		86,020
TOTAL MARKET VALUE		299,594
SOH/AGL Deduction		101,677
ASSESSED VALUE		197,917
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,506
TOTAL JUST VALUE		299,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008969	GARAGE	43,113	06/10/2022
21013454	CO ISSUED	0	10/04/2021
21009524	MH MOVE-ON	0	07/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2382/0289	7/26/2020	WD	U	V	11	100

GRANTOR: ROBERTS WILLIAM W & E
GRANTEE: HEAPE JONATHAN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S30 E60 N30$.

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
1	000100	C	RES	100		OR	0.00	0.00	2.53	AC		1.00	1.00	1.00	34,000.00	34,000.00	86,020							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.53 Total Land Value: 86,020 Market: 0 Agricultural: 0 Common: 86,020 PRINTED 07/09/2026 BY SYS

PT OF SEC 39-4N-24E &
SEC 21-4N-24E IN OR 2382/289
UTIL ESMT IN OR 2491-988

HEAPE JONATHAN E
272860 MURRHEE RD
HILLIARD, FL 32046

2026

39-4N-24-0000-0001-0020

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

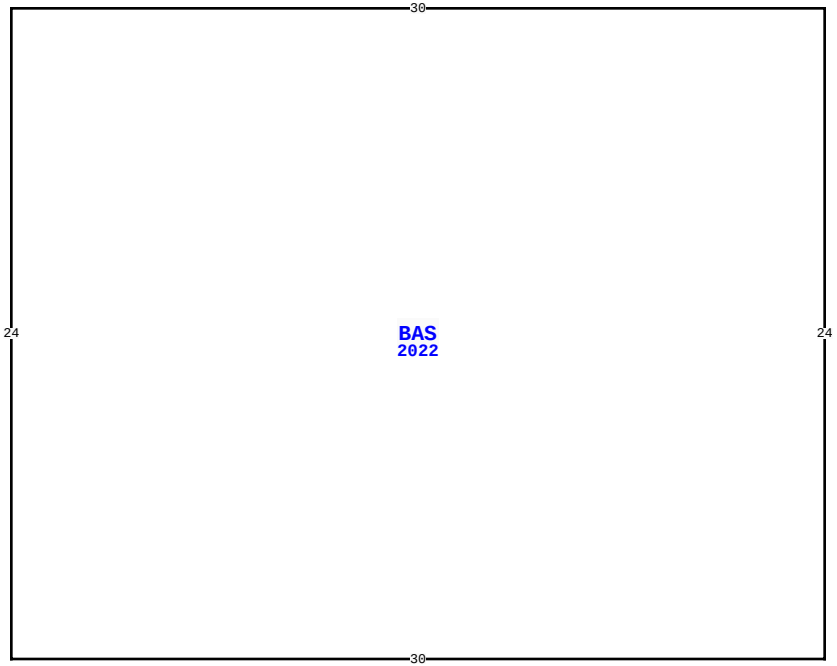
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2022	720	15,847
TOTALS	720			720	15,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	22.69	16,337	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2022 Heated Area: 720 HX Base Yr 2022



272860 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0289	7/26/2020	WD	U	V	11	100

GRANTOR: ROBERTS WILLIAM W & E
GRANTEE: HEAPE JONATHAN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S24 E30 N24$.

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: 2.53 Total Land Value: 86,020 Market: 0 Agricultural: 0 Common: 86,020 PRINTED 07/09/2026 BY SYS