LOT 6 OF UNR PLAT OF E1/2 OF
E1/2 OF SEC 8
IN OR 2480/784

POPE CHRISTINA T
241738 CR 121
HILLIARD, FL 32046

2023

08-4N-24-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	02	WALL BOARD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 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
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 09

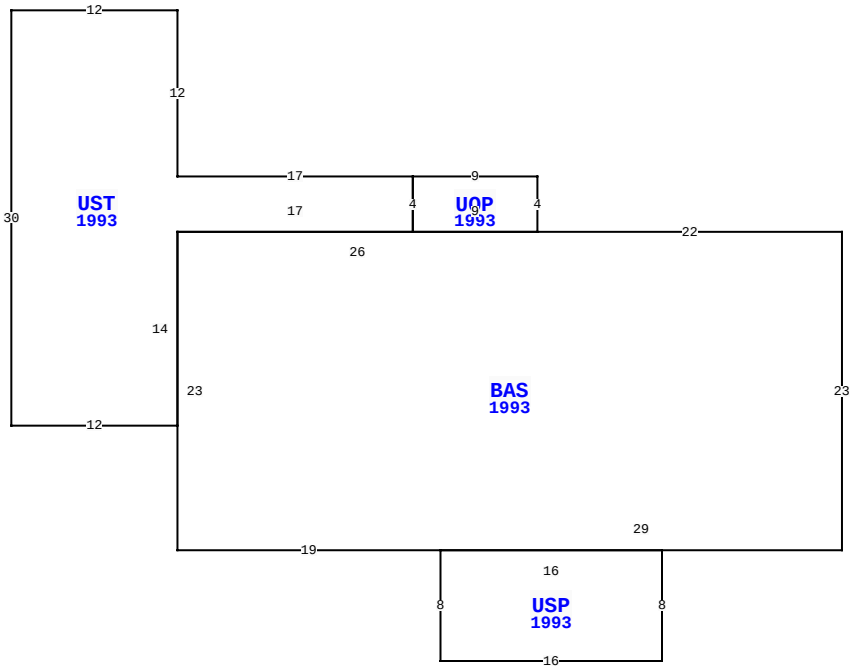
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	19,720
UOP	36	25	9	161
USP	128	50	64	1,143
UST	428	55	235	4,198
TOTALS	1,696		1,412	25,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,412	91.6000	59.54	84,070	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr



274832 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,221
TOTAL MARKET OB/XF VALUE	9,306
TOTAL LAND VALUE - MARKET	175,940
TOTAL MARKET VALUE	210,467
SOH/AGL Deduction	81,584
ASSESSED VALUE	128,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,883
TOTAL JUST VALUE	210,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5789	CHNGE SRVC	0	03/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/0784	7/17/2021	SW	U	I	11	100
GRANTOR: WEAVER CHESTER E						
GRANTEE: POPE CHRISTINA T						
0534/1274	1/15/1988	QC	U	I	01	100
GRANTOR: WEAVER HELEN						
GRANTEE: WEAVER CHESTER E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=1993] N4 W9 UST=[YR=1993] W17 N12 W12 S30 E12 N14 E17 N4$ S4 E9$ W26 S23 E19 USP=[YR=1993] S8 E16 N8 W16$ E29 N23 $.

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	0200	BARN WD 0-	0	0	28	24	672.00	SF	13.00	13.00	100	1970	1970	3	20	1,747	
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	20.10	20.10	100	1970	1970	3	20	965	
3	0752	USP	0	0	13	12	156.00	SF	15.00	15.00	100	1970	1970	3	20	468	
4	0510	GARAGE WD-	0	0	12	24	288.00	SF	24.85	24.85	100	1970	1970	3	20	1,431	
5	0200	BARN WD 0-	0	0	14	28	392.00	SF	15.00	15.00	100	1979	1979	3	20	1,176	
6	0510	GARAGE WD-	0	0	26	21	546.00	SF	26.95	26.95	100	1975	1975	3	20	2,943	
7	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 9,306

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	000115	C	SFR ACRES	0		OR	0.00	0.00	9.26	AC		1.00	1.00	1.00	19,000.00	19,000.00	175,940							

REVIEW DATE 10/24/2017 BY TWX Total Acres: 9.26 Total Land Value: 175,940 Market: 0 Agricultural: 0 Common: 175,940 PRINTED 08/02/2023 BY SYS