PT OF SEC 08-4N-24E
IN OR 2517/801
EX R/W IN OR 638/818

STEVENS DAVID P & BARBARA L
274501 MURRHEE ROAD
HILLIARD, FL 32046

2023

08-4N-24-0000-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

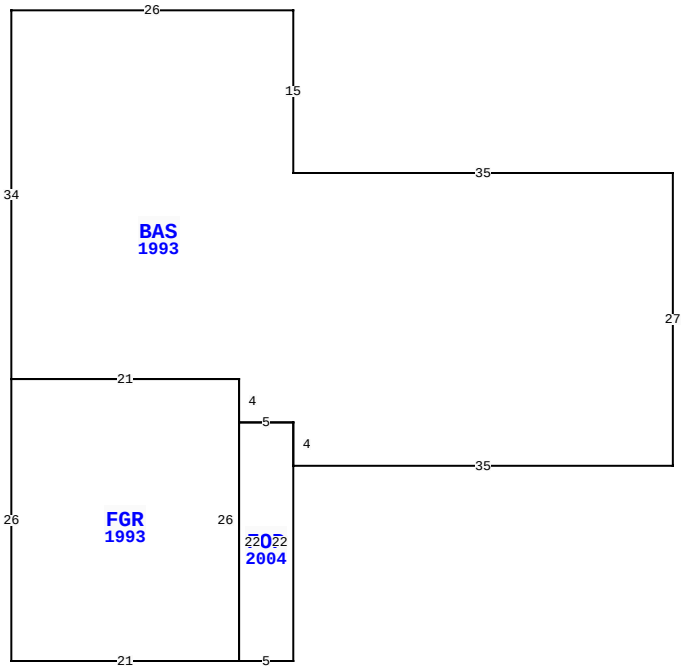
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	1,849	178,989
FGR	546	55	300	29,041
FOP	110	30	33	3,194
TOTALS	2,505		2,182	211,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,182	104.1789	123.71	269,935	1983	1993	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 2022 Heated Area: 1849 HX Base Yr 2022



274501 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,559
TOTAL MARKET OB/XF VALUE		2,407
TOTAL LAND VALUE - MARKET		41,700
TOTAL MARKET VALUE		284,666
SOH/AGL Deduction		0
ASSESSED VALUE		284,666
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,666
TOTAL JUST VALUE		284,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213186	REPAIR/RRF	5,100	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0801	11/29/2021	WD	Q	I	01	344,000
GRANTOR: BOTTONI MARGARET B GR						
GRANTEE: STEVENS DAVID P & B						
0348/0069	11/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 N15 W26 S34 FGR=[YR=1993] S26 E21
FOP=[YR=2004] E5 N22 W5 S22$ N26 W21$ E21 S4 E5 S4 E35 N27$.

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	0810	CONCRETE A	0	100	0	0	476.00	SF	6.50	6.50	100	1983	1983	3	44	1,361	
2	0825	BRICK	0	100	0	0	87.00	SF	12.50	12.50	100	1983	1983	3	80	870	
3	1127	BRICK 8"	0	100	0	0	40.00	SF	5.50	5.50	100	1983	1983	3	80	176	

LAND DESCRIPTION

TOTAL OB/XF 2,407

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	100	0006	OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,700							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.39 Total Land Value: 41,700 Market: 0 Agricultural: 0 Common: 41,700 PRINTED 08/02/2023 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	02	WINDOW 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

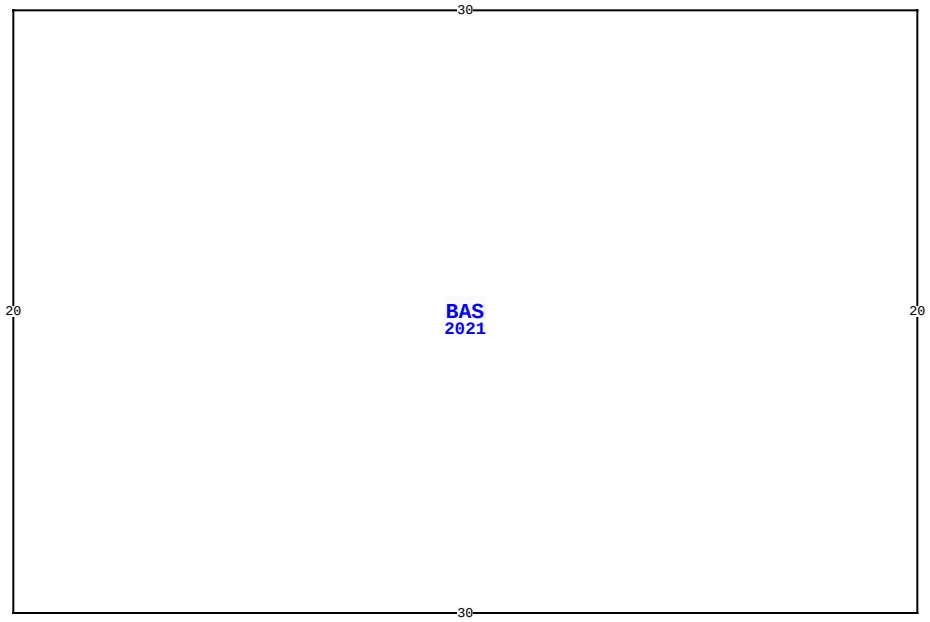
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	29,335
TOTALS	600		600	29,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	600	109.5600	54.78	32,868	2000	2000	0	0	0	10.75	89.25

2 ACCESORY U – 100% - 2022 Heated Area: 600 HX Base Yr 2022



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GRANTEE: STEVENS DAVID P & B						
0348/0069	11/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S20 E30 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.39 Total Land Value: 41,700 Market: 0 Agricultural: 0 Common: 41,700 PRINTED 08/02/2023 BY SYS