PT OF E1/2 OF E1/2
IN OR 1500/192

HOGAN ROBERT K
451638 SR 200
CALLAHAN, FL 32011

2023

08-4N-24-0000-0004-0160

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 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

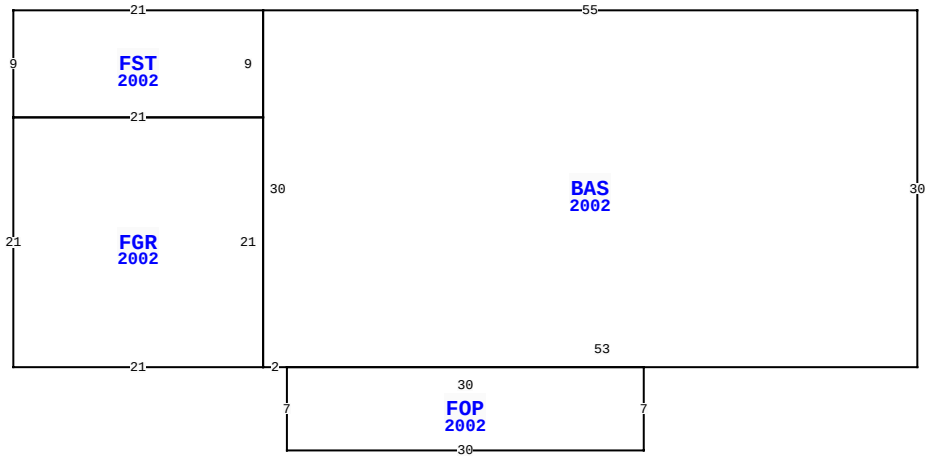
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	137,602
FGR	441	55	243	20,265
FOP	210	30	63	5,254
FST	189	55	104	8,673
TOTALS	2,490		2,060	171,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,060	106.8200	96.41	198,605	1999	2004	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 0 Heated Area: 1650 HX Base Yr



274678 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	171,793
TOTAL MARKET OB/XF VALUE	3,169
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	215,462
SOH/AGL Deduction	31,808
ASSESSED VALUE	183,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,654
TOTAL JUST VALUE	215,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006544	REPAIR/RRF	14,000	04/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/0192	5/21/2007	WD	U	I	01	150,000
GRANTOR: HOGAN ROBERT L & CYNT						
GRANTEE: HOGAN ROBERT K						
1215/0301	3/15/2004	QC	U	I	01	100
GRANTOR: HOGAN ROBERT L & CYNT						
GRANTEE: HOGAN ROBERT L & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W55 FST=[YR=2002] W21 S9 FGR=[YR=2002] S21 E21 N21 W21 $ E21 N9 $ S30 E2 FOP=[YR=2002] S7 E30 N7 W30 $ E53 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
1	0803	ASPHALT C	0	0	0	0	2,732.00	SF	2.00	2.00	100	2005	2005	3	58	3,169	

LAND DESCRIPTION

TOTAL OB/XF 3,169

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	0006	OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	30,000.00	30,000.00	40,500							

REVIEW DATE 10/24/2017 BY TWX Total Acres: 1.35 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/02/2023 BY SYS