

PT OF N1/2 OF NW1/4 OF
SEC 16-4N-24E & PT OF NE1/4 OF
NE1/4 OF SEC 17-4N-24E IN

LEE H W L/E/
274033 MURREE ROAD
HILLIARD, FL 32046

2023

16-4N-24-0000-0002-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	20 FACE BRICK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floor	14 CARPET 90
Interior Floor	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	01 Quality Level 01		
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	124,743
BAS	826	100	826	66,049
FCP	648	25	162	12,954
FOP	310	30	93	7,436
FOP	32	30	10	800
FSP	200	40	80	6,397
UOP	484	20	97	7,756
UST	40	45	18	1,440
UST	64	45	29	2,319
UST	128	45	58	4,638
TOTALS	4,292		2,933	234,532

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0681	POLE SHED	0	100	26	60	1,560.00	SF	11.25	11.25	
4	0681	POLE SHED	0	100	62	72	4,464.00	SF	11.25	11.25	
12	0681	POLE SHED	0	100	30	17	510.00	SF	11.25	11.25	
13	0752	USP	0	100	30	20	600.00	SF	11.25	11.25	
14	0680	POLE SHED	0	100	41	33	1,353.00	SF	10.00	10.00	
15	0810	CONCRETE A	0	100	19	12	228.00	SF	6.50	6.50	
21	0681	POLE SHED	0	100	60	27	1,620.00	SF	11.25	11.25	
22	0681	POLE SHED	0	100	30	8	240.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC	
2	005000	C	RURAL HOME	0	0006		0.00	0.00	1.00	AC	
3	006000	A	PAST1/HAY	0			0.00	0.00	58.21	AC	
4	005902	A	HARDWOOD SI	0			0.00	0.00	11.00	AC	
5	005970	A	AGRI-POND	0			0.00	0.00	4.11	AC	
6	005500	A	TIMBER 2 SI	0			0.00	0.00	1.89	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,933	88.4070	104.98	307,906	1970	1979	0	0	23.83	76.17
2 SNGL FAM - 100% - 2002 Heated Area: 2386 HX Base Yr 2002											
BLD DATE							LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

274033 MURREE RD, HILLIARD											
							06/13/2023	MLU			

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		318,918	
TOTAL MARKET OB/XF VALUE		31,703	
TOTAL LAND VALUE - MARKET		420,945	
TOTAL MARKET VALUE		441,536	
SOH/AGL Deduction		157,471	
ASSESSED VALUE		284,065	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		234,065	
TOTAL JUST VALUE		771,566	
NCON VALUE		11,667	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,283	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008609	GARAGE	18,132	06/03/2022
2004375	REPAIR/RRF	6,700	05/21/2020
B21079	DEMOLITION	100	02/01/2008
R024087	ADDITION	1,000	05/01/2002
4809	NEW CONSTR	34,700	04/11/1988
4956	NEW CONSTR	1,300	04/11/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1950/0122	12/01/2014	QC	U	I	19	100
GRANTOR: LEE H W						
GRANTEE: LEE JEFFREY A ETAL						
1948/0762	10/20/2014	QC	U	I	11	100
GRANTOR: LEE JEFFREY A & ANGEL						
GRANTEE: LEE H W						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W30 UST=[YR=1993] N8 W1 FOP=[YR=2002] N8 W4 BAS=[YR=2002] N20 W23 UOP=[YR=2019] W22 S22 FOP=[YR=1993] S14 UST=[YR=1993] S8 FCP=[YR=1993] S22 E28 N22 UST=[YR=1993] N8 W8 S8 E8\$ W8 N8 W4 S8 W16\$ E16 N8 W16\$ E20 N8 E5 N6 W25\$ E22 N22\$ S22 E3 S6 W5 S8 E25 N16\$ S8 E4\$ W4 S8 E5\$ W22 S30 E16 FSP=[YR=2014] S10 E20 N10 W20 \$ E36 N30\$.											

LEE H W L/E/
274033 MURREE ROAD
HILLIARD, FL 32046

16-4N-24-0000-0002-0010

[illegible]

LEE H W L/E/
274033 MURREE ROAD
HILLIARD, FL 32046

16-4N-24-0000-0002-0010

[illegible]