SW1/4 OF NW1/4
IN OR 566 PG 191
EX R/W IN OR 634/183

MCLENDON ERIC PAUL
3826 COLONY TRAIL
HILLIARD, FL 32046

2023

16-4N-24-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	960
TOTAL LAND VALUE - MARKET	124,260
TOTAL MARKET VALUE	125,220
SOH/AGL Deduction	54,177
ASSESSED VALUE	71,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,043
TOTAL JUST VALUE	125,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992134	REPAIR/RRF	11,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/1806	1/04/2018	QC	U	I	11	100
GRANTOR: MURRHEE FRANCES J						
GRANTEE: MCLENDON ERIC PAUL						
0566/0191	3/27/1989	WD	U	V	01	100
GRANTOR: MURRHEE ROY & GLADYS						
GRANTEE: MURRHEE JOHN & F J						

BUILDING NOTES

BUILDING DIMENSIONS

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	0370	CHICKEN HS	0	0	400	30	12,000.00	SF	0.40	0.40	100	1982	1982	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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	6.54	AC		1.00	1.00	1.00	19,000.00	19,000.00	124,260							

REVIEW DATE 06/04/2021 BY TWA Total Acres: 6.54 Total Land Value: 124,260 Market: 0 Agricultural: 0 Common: 124,260 PRINTED 08/02/2023 BY SYS