

PT OF NW1/4 OF NW1/4
PARCEL 4-17 SECT 16-4N-24 &
PARCEL 1-9 SECT 17-4N-24

LEE JEFFREY A & ANGELA B
273939 MURREE ROAD
HILLIARD, FL 32046

2023

16-4N-24-0000-0004-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	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	1,867	100	1,867	196,742
FGR	593	55	326	34,353
FOP	218	30	65	6,849
FOP	229	30	69	7,271
FUS	989	100	989	104,220

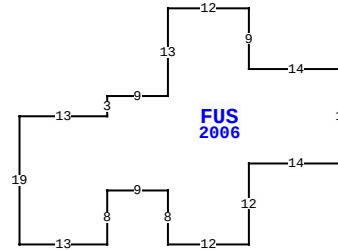
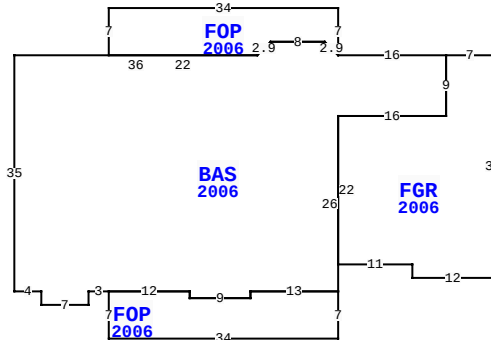
TOTALS 3,896 3,316 349,437

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	4,308.00	SF	4.00	4.00
2	0825	BRICK	0 100	0	0	50.00	SF	12.50	12.50
3	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00
4	0810	CONCRETE A	0 100	0	0	250.00	SF	6.50	6.50
5	0855	CONC PAVER	0 100	0	0	1,400.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.08

REVIEW DATE 05/06/2020 BY TWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,316	96.4022	114.48	379,616	2006	2006	0	0	7.95	92.05	
1 SNGL FAM - 100% - 2007 Heated Area: 2856 HX Base Yr 2007												



NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					349,437				
TOTAL MARKET OB/XF VALUE					43,386				
TOTAL LAND VALUE - MARKET					62,400				
TOTAL MARKET VALUE					455,223				
SOH/AGL Deduction					225,366				
ASSESSED VALUE					229,857				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					179,857				
TOTAL JUST VALUE					455,223				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					361,175				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21512	ABOVE GROUND POOL	2,800	06/01/2008
C15676	CO ISSUED	196,970	07/01/2005
B15522	FOUNDATION	17,000	07/01/2005
B15676	NEW CONSTR	196,970	07/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2087/1614	9/13/2016	WD	U	I	11		100
GRANTOR: LEE H W & COLLEEN DIC							
GRANTEE: LEE JEFFREY A & ANG							
1322/1892	6/06/2005	WD	U	V	01		100
GRANTOR: LEE JEFFREY A & H W							
GRANTEE: LEE JEFFREY A & ANG							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2006] W7 BAS=[YR=2006] W16 FOP=[YR=2006] N7 W34 S7 E22 R2 U2 E8 D2 R2 \$ L2 U2 W8 D2 L2 W36 S35 E4 S2 E7 N2 E3 FOP=[YR=2006] S7 E34 N7 W13 S1 W9 N1 W12\$ E12 S1 E9 N1 E13 N26 E16 N9\$ S9 W16 S22 E11 S2 E12 N33\$ PTR=E15 FUS=[YR=2006] E13 N3 E9 N13 E12 S9 E14 S14 W14 S12 W12 N8 W9 S8 W13 N19\$ W15\$.									

273939 MURREE RD, HILLIARD				BLD DATE		03/03/2023		NW	LGL DATE		06/13/2023	MLU
				XF DATE					LAND DATE			
				INC DATE		AG DATE						
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
4,308.00	SF	4.00	4.00	100	2006	2006	3	88	15,164			
50.00	SF	12.50	12.50	100	2006	2006	3	97	606			
400.00	SF	35.00	35.00	100	2017	2017	3	87	12,180			
250.00	SF	6.50	6.50	100	2017	2017	3	97	1,576			
1,400.00	SF	10.00	10.00	100	2019	2019	3	99	13,860			

TOTAL OB/XF									
43,386									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.08

Market: 0 Agricultural: 0 Common: 62,400 PRINTED 08/02/2023 BY SYS