



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
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	1,800	100	1,800	110,387
FGR	644	55	354	21,710
FOP	72	30	22	1,349
FOP	155	30	46	2,821
FST	196	55	108	6,623
TOTALS	2,867		2,330	142,890

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0812	CONCRETE C	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 100	0	0	1,412.00	SF	4.00	4.00	100	1980	1980	3	35	1,977	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,330	96.0400	86.68	201,964	1967	1967	0	0	29.25	70.75
1 SINGLE FAM - 100% - 1997											
Heated Area: 1800											
HX Base Yr 1997											

273534 MURRHEE RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			142,890
TOTAL MARKET OB/XF VALUE			1,977
TOTAL LAND VALUE - MARKET			31,500
TOTAL MARKET VALUE			176,367
SOH/AGL Deduction			78,970
ASSESSED VALUE			97,397
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			47,397
TOTAL JUST VALUE			176,367
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R985275	REPAIR/RRF	2,100	08/01/1998
3812	H/AC	1,800	06/19/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0762/1465	6/12/1996	WD	U	I	09	85,000	
GRANTOR: WIEBE DANIEL G & BETT							
GRANTEE: COLTRANE REVIS & RE							
0672/0482	12/17/1992	WD	Q	I		50,000	
GRANTOR: DIXON SUSAN P							
GRANTEE: WIEBE DANIEL G & BE							

BUILDING NOTES															
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BUILDING DIMENSIONS															
FST=[YR=1993] W28 BAS=[YR=1993] W12 FOP=[YR=1993] N6 W12 S6 E12\$ W48 S30 E29 FOP=[YR=1993] S5 E31 N5FGR=[YR=1993] E28 N23 W28 S23\$ W31\$ E31 N30\$ S7 E28 N7\$.															