PT OF SW1/4 IN OR 2358/488
R107331

FISHER MICHAEL DALE/WILKERSON BRITTANY MARQUERITE
273608 MURRHEE RD
HILLIARD, FL 32046

2023

16-4N-24-0000-0006-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Quality	05	Quality Level 05

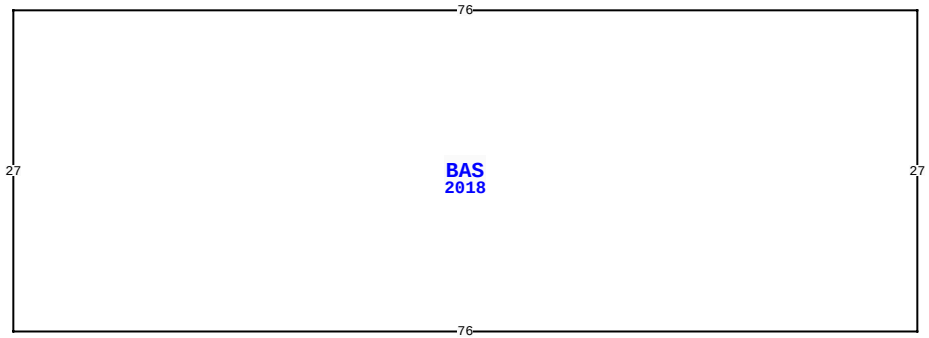
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	150,730
TOTALS	2,052		2,052	150,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	139.9200	97.94	200,973	2009	2013	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2023 Heated Area: 2052 HX Base Yr 2023



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

273608 MURRHEE RD, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		150,730
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		180,730
SOH/AGL Deduction		0
ASSESSED VALUE		180,730
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,730
TOTAL JUST VALUE		180,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010091	CO ISSUED	0	10/04/2018
18008618	MH MOVE-ON	0	08/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2548/0568	3/07/2022	WD	Q	I	01	225,000
GRANTOR: NEWKIRK GEORGE E						
GRANTEE: FISHER MICHAEL DALE						
2525/0604	12/29/2021	QC	U	I	11	55,000
GRANTOR: OVERSTREET AMY						
GRANTEE: NEWKIRK GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S27 E76 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 11/27/2018 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS