TRACT 2 SEC 16-4N-24
IN OR 1435/381
R622248 & R622249

PERRY LINDA GAYLE
273571 MURRHEE ROAD
HILLIARD, FL 32046

2023

16-4N-24-0180-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	0	0 100
Units		0 100
Quality	04	Quality Level 04

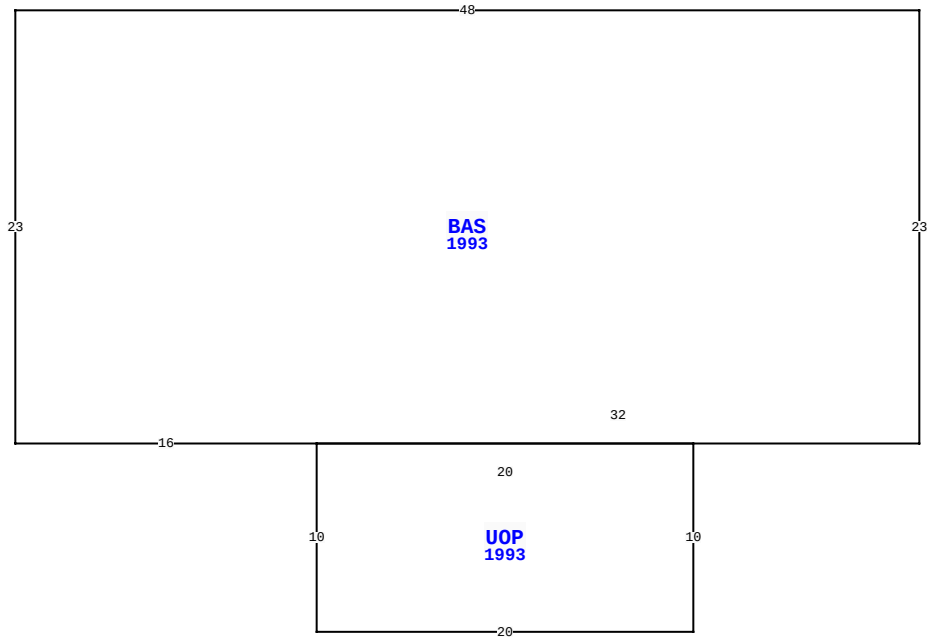
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	40,975
UOP	200	25	50	1,856
TOTALS	1,304		1,154	42,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,154	135.9600	88.37	101,979	1992	1997	0	0	0	58.00	42.00

1 M/H 93- – 100% - 2009 Heated Area: 1104 HX Base Yr 2009



273571 MURRHEE RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,831
TOTAL MARKET OB/XF VALUE		2,536
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		94,867
SOH/AGL Deduction		58,174
ASSESSED VALUE		36,693
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,693
TOTAL JUST VALUE		94,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95823	MH MOVE-ON	0	03/03/1995
6261	GARAGE	11,400	01/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1435/0381	8/04/2006	WD	U	I	05	65,000
GRANTOR: MEDSKER ADMIRAL L						
GRANTEE: PERRY LINDA GAYLE						
1372/1387	12/08/2005	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: MEDSKER ADMIRAL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E16 UOP=[YR=1993] S10 E20 N10 W20$ E32 N23$.

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
4	0811	CONCRETE B	0	100	0	0	739.00	SF	5.20	5.20	100	1992	1992	3	66	2,536	

LAND DESCRIPTION

TOTAL OB/XF 2,536

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	1.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,500							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 1.65 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS