TRACT 8 SEC 16-4N-24
IN OR 729 PG 813
BRANTLEY FARMS PB 5/97

KERSEY LOUIS VERNON & BRENDA P
273387 MURRHEE ROAD
HILLIARD, FL 32046

2023

16-4N-24-0180-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

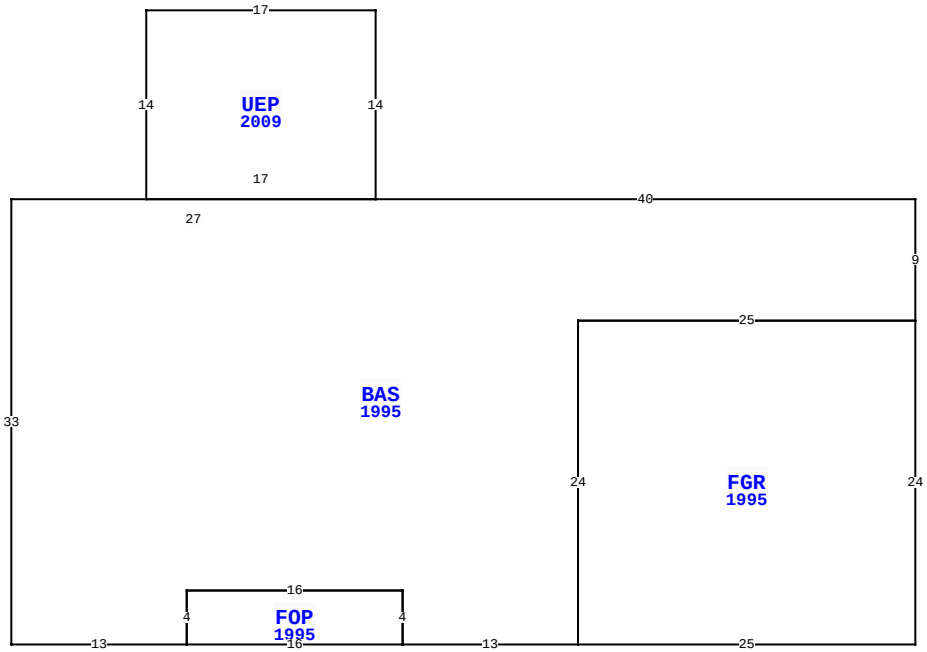
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,547	100	1,547	139,671
FGR	600	55	330	29,794
FOP	64	30	19	1,715
UEP	238	60	143	12,911
TOTALS	2,449		2,039	184,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	125.4351	113.21	230,835	1995	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1547 HX Base Yr 1996



273387 MURRHEE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,091
TOTAL MARKET OB/XF VALUE		16,351
TOTAL LAND VALUE - MARKET		46,500
TOTAL MARKET VALUE		246,942
SOH/AGL Deduction		122,494
ASSESSED VALUE		124,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,448
TOTAL JUST VALUE		246,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007100	ROOF	21,000	06/01/2023
19002630	SWIM POOL	30,000	03/18/2019
B22191	REMODEL	1,520	01/01/2009
E952064	NEW CONSTR	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0729/0813	5/11/1995	WD	Q	V		14,000
GRANTOR: REED DONALD & MARY						
GRANTEE: KERSEY LOUIS & BREN						
0692/1722	11/24/1993	WD	Q	V		11,500
GRANTOR: HUNTER E DOYLE & TERE						
GRANTEE: REED DONALD & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W40 UEP=[YR=2009] N14 W17 S14 E17 $ W27 S33
E13 FOP=[YR=1995] E16 N4 W16 S4 $ N4 E16 S4 E13
FGR=[YR=1995] E25 N24 W25 S24 $ N24 E25 N9 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	1996	1996	3	73	2,657	
3	1242	WD DECK A	0	100	0	0	532.00	SF	10.00	10.00	100	1998	1998	3	20	1,064	
4	0866	POOL FIBER	0	100	19	8	152.00	SF	50.40	50.40	100	2019	2019	3	90	6,895	
5	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2019	2019	3	99	2,970	

LAND DESCRIPTION

TOTAL OB/XF 16,351

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	100	0006	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,500							

REVIEW DATE 03/17/2020 BY TW Total Acres: 1.55 Total Land Value: 46,500 Market: 0 Agricultural: 0 Common: 46,500 PRINTED 08/02/2023 BY SYS