TRACT 13 SEC 16-4N-24
IN OR 2298/1510
1987 GREE DW/MH

HEAD ROBERT M III & ALICIA R
273243 MURRHEE ROAD
HILLIARD, FL 32046

2023

16-4N-24-0180-0013-0000

BUILDING CHARACTERISTICS

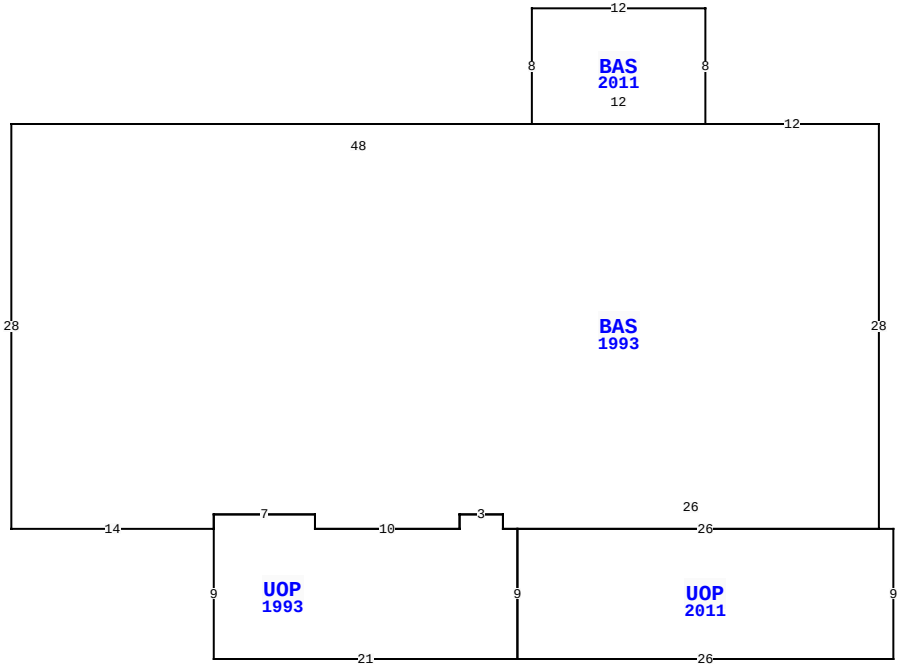
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,670	100	1,670	67,180
BAS	96	100	96	3,862
UOP	199	25	50	2,011
UOP	234	25	58	2,333
TOTALS	2,199		1,874	75,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,874	147.3600	95.78	179,492	1987	1997	0	0	0	58.00	42.00

1 M/H 93- – 100% - 2022 Heated Area: 1766 HX Base Yr 2022



273243 MURRHEE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	99,259
TOTAL MARKET OB/XF VALUE	7,979
TOTAL LAND VALUE - MARKET	46,500
TOTAL MARKET VALUE	153,738
SOH/AGL Deduction	14,045
ASSESSED VALUE	139,693
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	89,693
TOTAL JUST VALUE	153,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1510	8/16/2019	WD	Q	I	01	125,000
GRANTOR: TAYLOR PAUL & ANGELIN						
GRANTEE: HEAD ROBERT M III &						
1546/0515	1/15/2008	WD	U	I	06	100
GRANTOR: WOLFF WILLIAM C & MAR						
GRANTEE: TAYLOR PAUL & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2011] N8 W12 S8 E12$ W48 S28 E14 UOP=[YR=1993] S9E21 UOP=[YR=2011] E26 N9 W26 S9$ N9 W1 N1 W3 S1 W10 N1 W7 S1$ N1 E7 S1 E10 N1 E3 S1 E26 N28$.

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	0681	POLE SHED	0	100	36	20	720.00	SF	15.00	15.00	100	2008	2008	3	56	6,048	
2	0810	CONCRETE A	0	100	50	6	300.00	SF	6.50	6.50	100	2020	2020	3	99	1,931	

LAND DESCRIPTION

TOTAL OB/XF 7,979

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	1.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,500							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 1.55 Total Land Value: 46,500 Market: 0 Agricultural: 0 Common: 46,500 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

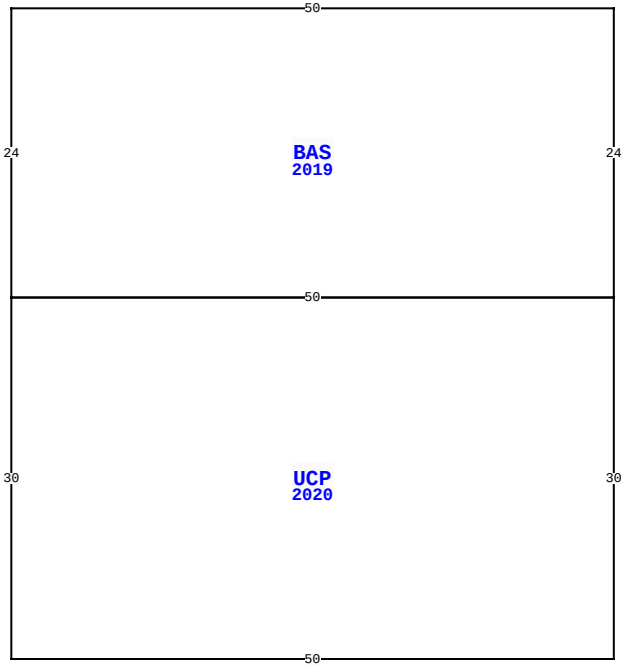
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	19,097
UCP	1,500	20	300	4,774
TOTALS	2,700		1,500	23,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	59.8230	20.94	31,410	1995	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2022 Heated Area: 1200 HX Base Yr 2022



273243 MURRHEE RD, HILLIARD

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EXTRA FEATURES

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NASSAU COUNTY PROPERTY

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GRANTOR: WOLFF WILLIAM C & MAR						
GRANTEE: TAYLOR PAUL & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W50 S24 UCP=[YR=2020] S30 E50 N30 W50$ E50 N24$.

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

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