

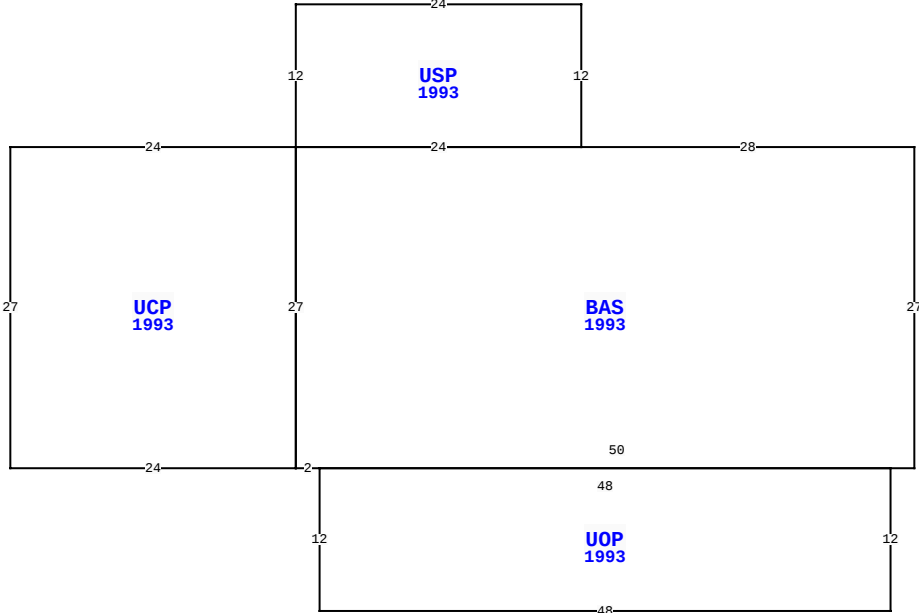
TRACT 23 SEC 21-4N-24
IN OR 1533/905
R359399 & R359400

DUNN TARA C & CHRISTOPHER S
272947 MURREE ROAD
HILLIARD, FL 32046

2023

16-4N-24-0180-0023-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	13	PREFAB PNL 100		0820	02	1,822	107.6000	69.94	127,431	1985	1985	0	0	0	70.00	30.00	VALUATION BY		STANDARD										
Roof Structure	03	GABLE/HIP 100		1 M/H 93- - 100% - 2004										Heated Area: 1404				HX Base Yr 2004											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	04	PLYWOOD 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	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	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Quality		03	Quality Level 03																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,404	100	1,404	29,459																									
UCP	648	20	130	2,728																									
UOP	576	25	144	3,021																									
USP	288	50	144	3,021																									
TOTALS		2,916		1,822	38,229	272947 MURREE RD, HILLIARD																							
EXTRA FEATURES																													
L N	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	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU BUILDING NOTES BUILDING DIMENSIONS BAS=[YR=1993] W28 USP=[YR=1993] N12 W24 S12 UCP=[YR=1993] W24 S27 E24 N27\$ E24\$ W24 S27 E2 UOP=[YR=1993] S12 E48 N12 W48\$ E50 N27\$.												
1	0510	GARAGE WD-	0 100	16	16	256.00	SF	26.95	26.95	100	1988	1988	3	20	1,380														
2	1242	WD DECK A	0 100	10	17	170.00	SF	10.00	10.00	100	1989	1989	3	20	340														
3	0681	POLE SHED	0 100	10	16	160.00	SF	15.00	15.00	100	1988	1988	3	20	480														
4	0681	POLE SHED	0 100	12	15	180.00	SF	15.00	15.00	100	1980	1980	3	20	540														
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100														
LAND DESCRIPTION																	TOTAL OB/XF 4,840												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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												
																			</										