TRACT 24 SEC 21-4N-24
IN OR 698 PG 1791 R278076
BRANTLEY FARMS PB 5/97

CARVER FLOYCE E & EDNA B
272919 MURRHEE ROAD
HILLIARD, FL 32046

**2023**

**16-4N-24-0180-0024-0000**

## BUILDING CHARACTERISTICS

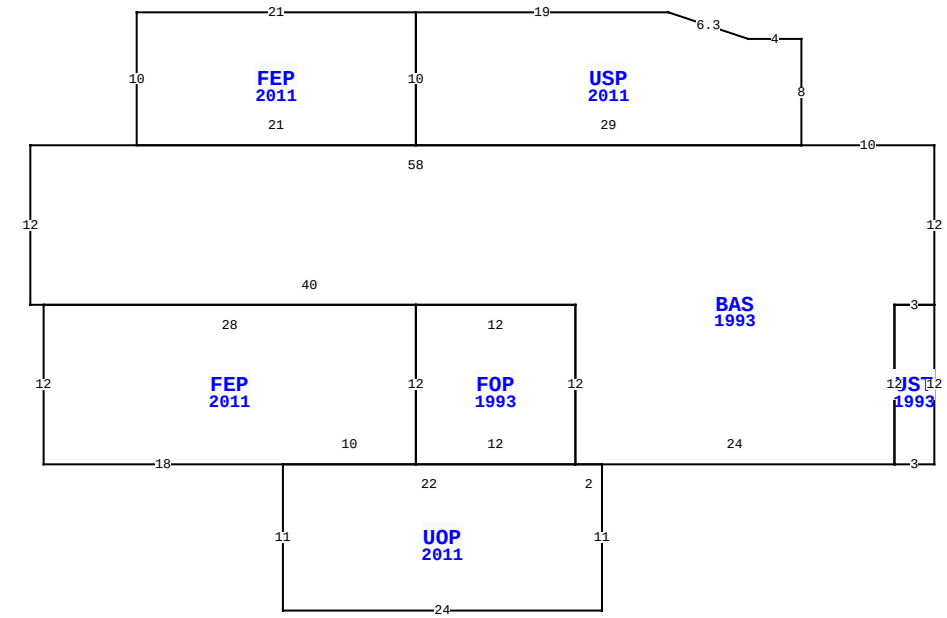
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| 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 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 | 23,379 |
| FEP | 210 | 85 | 178 | 3,770 |
| FEP | 336 | 85 | 286 | 6,057 |
| FOP | 144 | 30 | 43 | 911 |
| UOP | 264 | 25 | 66 | 1,398 |
| USP | 276 | 50 | 138 | 2,922 |
| UST | 36 | 55 | 20 | 424 |
| TOTALS | 2,370 | | 1,835 | 38,860 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,835 | 108.6000 | 70.59 | 129,533 | 1971 | 1971 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2004 Heated Area: 1568 HX Base Yr 2004




272919 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 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 38,860 |
| TOTAL MARKET OB/XF VALUE | | 2,095 |
| TOTAL LAND VALUE - MARKET | | 46,500 |
| TOTAL MARKET VALUE | | 87,455 |
| SOH/AGL Deduction | | 46,853 |
| ASSESSED VALUE | | 40,602 |
| TOTAL EXEMPTION VALUE | HX HB DX | 30,000 |
| BASE TAXABLE VALUE | | 10,602 |
| TOTAL JUST VALUE | | 87,455 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,490 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6412 | REPAIR/RRF | 8,000 | 04/17/1990 |
| 6065 | XFOB | 4,284 | 10/18/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0698/1791 | 2/23/1994 | WD | U | I | 01 | 100 |
| GRANTOR: BREWER KATHERINE P | | | | | | |
| GRANTEE: CARVER FLOYCE & EDN | | | | | | |
| 0513/0326 | 3/19/1987 | WD | Q | V | | 9,500 |
| GRANTOR: SHEFFIELD & BRANTLEY | | | | | | |
| GRANTEE: BREWER WM & K P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=2011] N8 W4 U2 L6 W19
FEP=[YR=2011] W21 S10 E21 N10$ S10 E29$ W58 S12 E1
FEP=[YR=2011] S12 E18 UOP=[YR=2011] S11 E24 N11 W2
FOP=[YR=1993] N12 W12 S12 E12$ W22$ E10 N12 W28$ E40 S12 E24
UST=[YR=1993] E3 N12 W3 S12$ N12 E3 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0351 | CARPORT MT | 0 | 100 | 30 | 30 | 900.00 | SF | 6.60 | 6.60 | 100 | 1999 | 1999 | 3 | 20 | 1,188 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 18 | 24 | 432.00 | SF | 5.60 | 5.60 | 100 | 1999 | 1999 | 3 | 20 | 484 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 18 | 21 | 378.00 | SF | 5.60 | 5.60 | 100 | 1999 | 1999 | 3 | 20 | 423 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,095

| 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 10/24/2017 BY TWX Total Acres: 1.55 Total Land Value: 46,500 Market: 0 Agricultural: 0 Common: 46,500 PRINTED 08/02/2023 BY SYS