PT OF NE1/4 OF NE1/4
PARCELS 1-2 & 1-4
IN OR 2133/1337

SALIS JAMES & KAREN
274000 MURRHEE RD
HILLIARD, FL 32046

2023

17-4N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

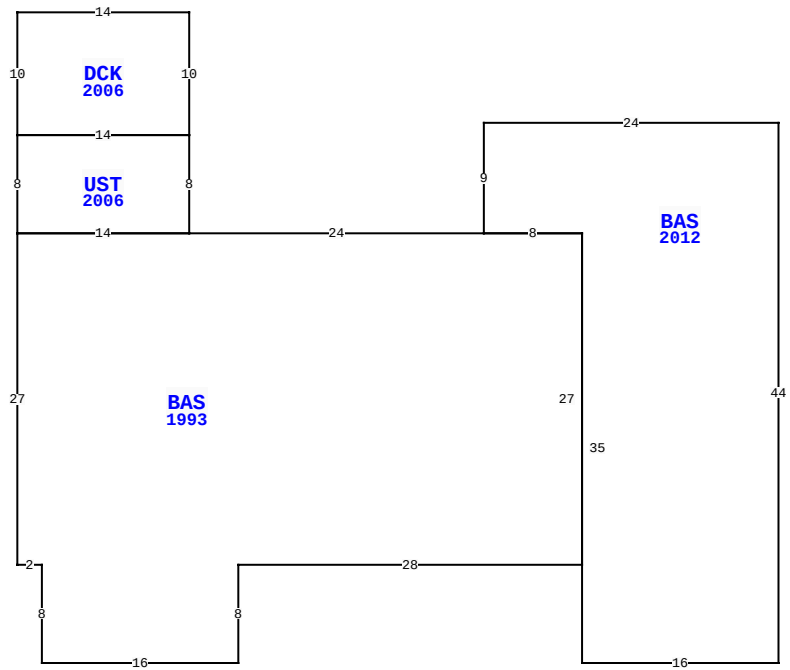
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1,370	107,600
BAS	776	100	776	60,947
DCK	140	10	14	1,100
UST	112	45	50	3,927
TOTALS	2,398		2,210	173,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	81.0558	96.25	212,712	1968	1981	0	0	0	18.40	81.60

1 SNGL FAM – 100% - 2006 Heated Area: 2146 HX Base Yr 2006



274000 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,573
TOTAL MARKET OB/XF VALUE		22,195
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		295,768
SOH/AGL Deduction		182,136
ASSESSED VALUE		113,632
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,632
TOTAL JUST VALUE		295,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94957	MH MOVE-ON	5,500	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1337	7/17/2017	QC	U	I	11	100
GRANTOR: SALIS LORETHA & JAMES						
GRANTEE: SALIS JAMES & KAREN						
1330/0766	7/01/2005	WD	U	I	01	100
GRANTOR: SALIS LORETHA S						
GRANTEE: SALIS LORETHA & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 S9 BAS=[YR=1993] W24 UST=[YR=2006] N8 DCK=[YR=2006] N10 W14 S10 E14$ W14 S8 E14$ W14 S27 E2 S8 E16 N8 E28 N27 W8$ E8 S35 E16 N44$.

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	30	48	1,440.00	SF	7.50	7.50	100	1970	1970	3	20	2,160	
3	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	1980	1980	3	35	1,680	
4	0812	CONCRETE C	0	100	0	0	1,386.00	SF	4.00	4.00	100	2003	2003	3	84	4,657	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	17.10	17.10	100	2001	2001	3	20	328	
6	0681	POLE SHED	0	100	48	16	768.00	SF	15.00	15.00	100	2017	2017	3	87	10,022	
7	0681	POLE SHED	0	100	30	8	240.00	SF	15.00	15.00	100	2019	2019	3	93	3,348	

LAND DESCRIPTION

TOTAL OB/XF 22,195

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	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 05/13/2020 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS