PT NE1/4 OF NE1/4
SEC 17-4N-24E IN OR 2645/1525

CARTER RAY C/CARTER ASHLEY
86254 PAGES DAIRY RD
YULEE, FL 32097

2023

17-4N-24-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

274098 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	0
TOTAL MARKET OB/XF VALUE	18,440
TOTAL LAND VALUE - MARKET	167,200
TOTAL MARKET VALUE	185,640
SOH/AGL Deduction	0
ASSESSED VALUE	185,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,640
TOTAL JUST VALUE	185,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004032	DEMOLITION	1,800	06/29/2017
4694	GARAGE	24,864	02/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1525	6/02/2023	WD	Q	V	01	210,000
GRANTOR: GRIFFIN CYNTHIA JURNE						
GRANTEE: CARTER RAY C						
2578/1620	7/15/2022	WD	U	V	37	84,300
GRANTOR: STROUD BARBARA A						
GRANTEE: GRIFFIN CYNTHIA JUR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0811	CONCRETE B	0	0	22	34	748.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,120	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
7	0680	POLE SHED	0	0	24	30	720.00	SF	10.00	10.00	100	2023	2009		60	4,320	

LAND DESCRIPTION

TOTAL OB/XF 18,440

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	0			0.00	0.00	8.80	AC		1.00	1.00	1.00	19,000.00	19,000.00	167,200							

REVIEW DATE 06/15/2023 BY WWA Total Acres: 8.80 Total Land Value: 167,200 Market: 0 Agricultural: 0 Common: 167,200 PRINTED 08/02/2023 BY SYS