PT OF THE NE1/4 OF THE NE 1/4
AND PT OF THE SE1/4 OF THE
NE1/4 OF SEC 17-4N-24E

HAHN CHARLES G JR & PAULA S
273904 MURRHEE RD
HILLIARD, FL 32046-6659

2023

17-4N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

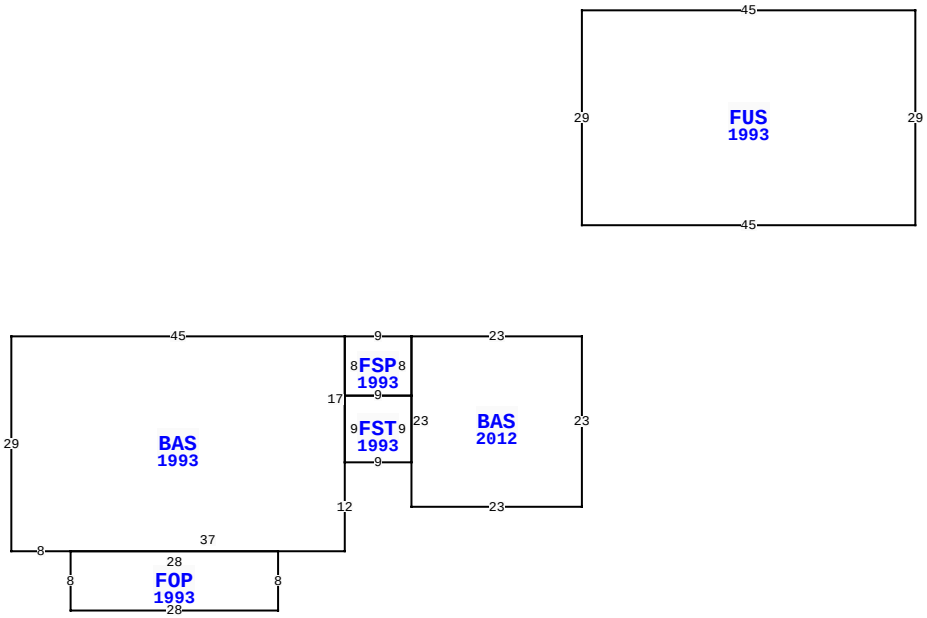
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,305	100	1,305	94,984
BAS	529	100	529	38,503
FOP	224	30	67	4,877
FSP	72	40	29	2,110
FST	81	55	45	3,275
FUS	1,305	100	1,305	94,984
TOTALS	3,516		3,280	238,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,280	90.6660	107.67	353,158	1974	1974	0	0	0	32.40	67.60

1 SNGL FAM – 100% - 2017 Heated Area: 3139 HX Base Yr 2017



273904 MURRHEE RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,735
TOTAL MARKET OB/XF VALUE		121,801
TOTAL LAND VALUE - MARKET		176,510
TOTAL MARKET VALUE		537,046
SOH/AGL Deduction		244,171
ASSESSED VALUE		292,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,875
TOTAL JUST VALUE		537,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633642	GARAGE	74,711	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1725	4/22/2022	QC	U	I	11	100
GRANTOR: LANHAM PAULA NKA PAUL						
GRANTEE: HAHN CHARLES G JR &						
2046/0887	5/11/2016	WD	Q	I	01	320,000
GRANTOR: HOLLIMAN PAUL D & ELI						
GRANTEE: LANHAM PAULA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W23 FSP=[YR=1993] W9 BAS=[YR=1993] W45 S29 E8 FOP=[YR=1993] S8 E28 N8 W28$ E37 N12 FST=[YR=1993] E9 N9 W9 S9$ N17$ S8 E9 N8$ S23 E23 N23$ PTR=N15 FUS=[YR=1993] E45 N29 W45 S29$ S15$.

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	0	0	2,520.00	SF	15.00	15.00	100	1980	1980	3	20	7,560	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	36	720	
3	0811	CONCRETE B	0	100	20	42	840.00	SF	5.20	5.20	100	1980	1980	3	35	1,529	
5	0810	CONCRETE A	0	100	23	23	529.00	SF	6.50	6.50	100	1999	1999	3	79	2,716	
6	0803	ASPHALT C	0	100	0	0	3,100.00	SF	2.00	2.00	100	1999	1999	3	50	3,100	
7	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	1999	1999	3	79	1,027	
8	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2016	2016	3	97	2,837	
9	0510	GARAGE WD-	0	100	56	30	1,680.00	SF	70.00	70.00	100	2017	2017	3	87	102,312	

LAND DESCRIPTION

TOTAL OB/XF 121,801

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	9.29	AC		1.00	1.00	1.00	19,000.00	19,000.00	176,510							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 9.29 Total Land Value: 176,510 Market: 0 Agricultural: 0 Common: 176,510 PRINTED 08/02/2023 BY SYS