

SE1/4 OF NE1/4
IN OR 2618/1743
PARCEL 3-6 SEC 17-4N-24 &

SMITH LINDA GAIL L/E/
273734 MURRHEE ROAD
HILLIARD, FL 32046

2023

17-4N-24-0000-0003-0060



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	05	AVERAGE 100	0100	01	1,388	105.5600	95.27	132,235	1936	1936	0	0	28.75	71.25	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1176												
Roof Cover	03	COMP SHNGL 100	24 8 24 2 26 42 26 24 8 24 2 FEP 2012 BAS 1993 USP 1993													HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floo	09	PINE WOOD 70																										
Interior Floo	14	CARPET 30																										
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	0 100																										
Occupancy	00	NONE 100																										
Quality			03	Quality Level 03																								
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	1,176	100	1,176	79,827																								
FEP	192	80	154	10,454																								
USP	192	30	58	3,937																								
TOTALS			1,560	1,388	94,217																							
EXTRA FEATURES															273734 MURRHEE RD, HILLIARD													
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												
1	0681	POLE SHED	0 100	56	30	1,680.00	SF	15.00	15.00	100	1960	1960	3	20	5,040													
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2006	2006	3	31	1,116													
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	14.62	AC		1.00	1.00	1.00	15,000.00	15,000.00	219,300											
REVIEW DATE 06/11/2020 BY TWA Total Acres: 14.62 Total Land Value: 219,300 Market: 0 Agricultural: 0 Common: 219,300 PRINTED 08/02/2023 BY SYS																												