



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

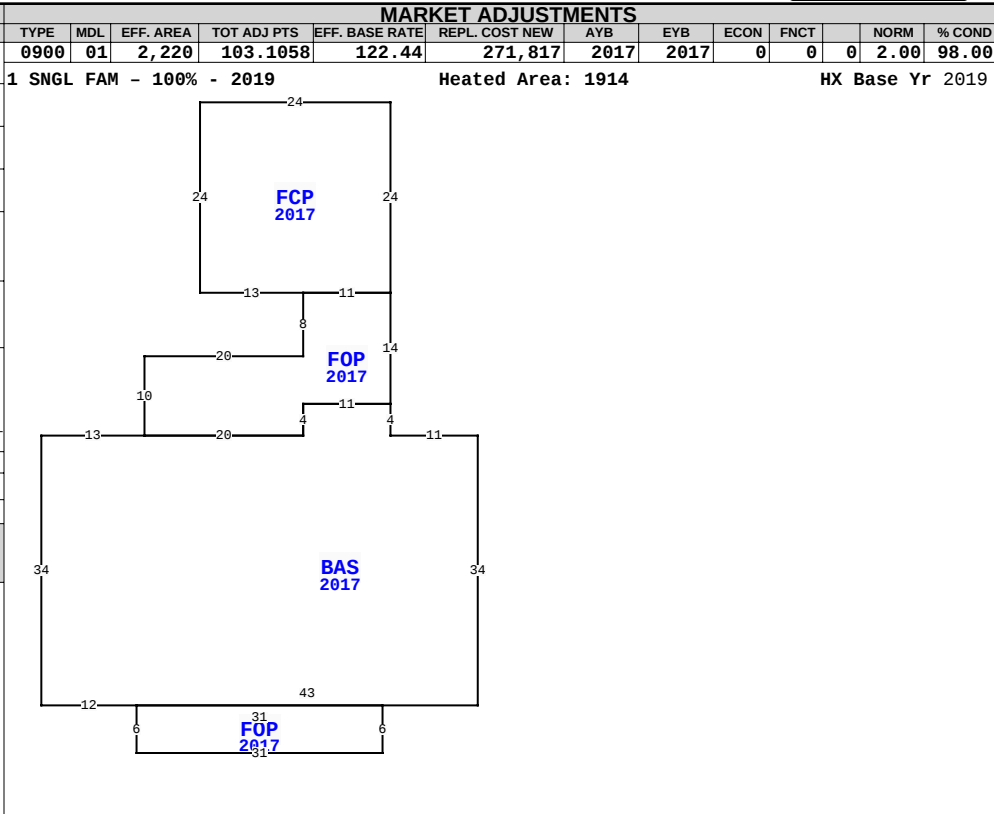
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1,914	229,663
FCP	576	25	144	17,278
FOP	186	30	56	6,720
FOP	354	30	106	12,719

TOTALS	3,030		2,220	266,381
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	24	24	576.00	SF	5.20	5.20	100	2017
2	0812	CONCRETE C	0 100	45	25	1,125.00	SF	4.00	4.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100			0.00	0.00	3.60	AC	1.00



272861 MURRHEE RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0 100	24	24	576.00	SF	5.20	5.20	100	2017	2017	3	97	2,905	
2	0812	CONCRETE C	0 100	45	25	1,125.00	SF	4.00	4.00	100	2020	2020	3	99	4,455	

TOTAL OB/XF											
7,360											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										278,691	
TOTAL MARKET OB/XF VALUE										7,360	
TOTAL LAND VALUE - MARKET										90,000	
TOTAL MARKET VALUE										376,051	
SOH/AGL Deduction										122,560	
ASSESSED VALUE										253,491	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										203,491	
TOTAL JUST VALUE										376,051	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										319,962	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006642	GARAGE	8,000	06/21/2019
161462	CO ISSUED	0	03/16/2017
B1632784	NEW CONSTR	239,935	08/31/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1979/0259	5/11/2015	WD	U	V	37	25,000			

GRANTOR: GALLOPS HENRY M SR &
GRANTEE: KING SHAUN ALAN & A

BUILDING NOTES									
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BUILDING DIMENSIONS
FCP=[YR=2017] W24 S24 E13 FOP=[YR=2017] S8 W20 S10
BAS=[YR=2017] W13 S34 E12 FOP=[YR=2017] S6 E31 N6 W31\$ E43
N34 W11 N4 W11 S4 W20\$ E20 N4 E11 N14 W11\$ E11 N24\$.

KING SHAUN ALAN & AMBER NICOLE
272861 MURRHEE RD
HILLIARD, FL 32046

2023

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