PT GOVT LOT 12 OF
SEC 21-4N-24E & PT JOSEPH
PREVALL GRANT SEC 39-4N-24E IN

DAVIS HORACE F JR & BETTY JANE
272432 MURRHEE ROAD
HILLIARD, FL 32046

2023

21-4N-24-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

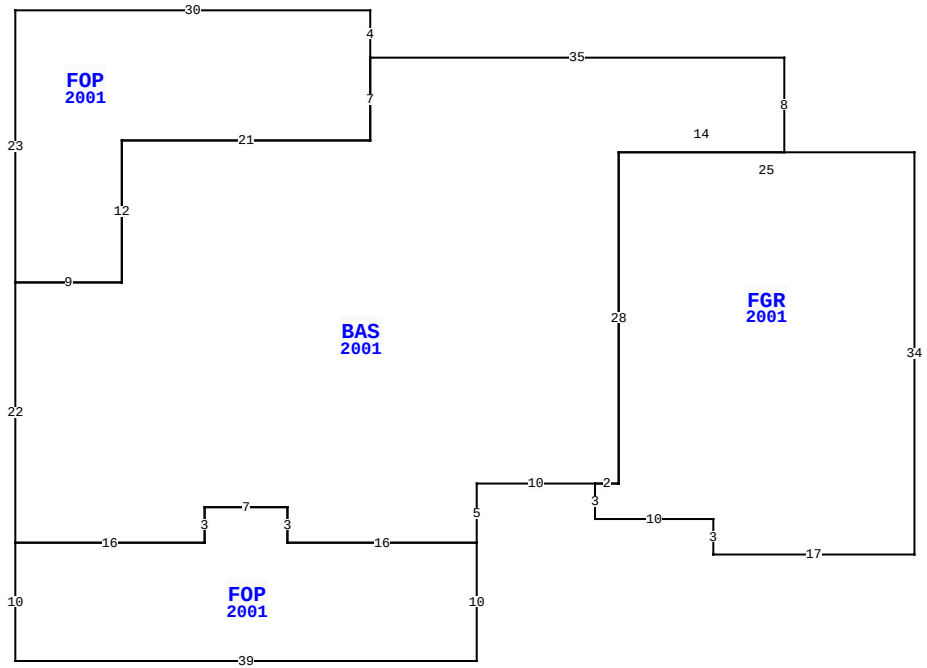
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100	1,804	190,042
FGR	832	55	458	48,248
FOP	411	30	123	12,957
FOP	438	30	131	13,800
TOTALS	3,485		2,516	265,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,516	99.4500	118.10	297,140	2001	2001	0	0	0	10.80	89.20

1 SNGL FAM – 100% - 2002 Heated Area: 1804 HX Base Yr 2002



272432 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,049
TOTAL MARKET OB/XF VALUE		28,155
TOTAL LAND VALUE - MARKET		182,930
TOTAL MARKET VALUE		356,632
SOH/AGL Deduction		177,743
ASSESSED VALUE		178,889
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,889
TOTAL JUST VALUE		476,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023831	MH MOVE-ON	0	05/01/2002
M014907	H/AC	0	03/01/2001
B007661	NEW CONSTR	100,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0933/1065	5/24/2000	WD	U	V	09	49,000

GRANTOR: GALLOPS HENRY SR & WA

GRANTEE: DAVIS HORACE JR & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W35 FOP=[YR=2001] N4 W30 S23 E9 N12 E21 N7$ S7 W21 S12 W9 S22 FOP=[YR=2001] S10 E39 N10 W16 N3 W7 S3 W16$ E16 N3 E7 S3 E16 N5 E10 FGR=[YR=2001] S3 E10 S3 E17 N34 W25 S28 W2$ E2 N28 E14 N8$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	6,020	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2001	2001	3	20	480	
3	0812	CONCRETE C	0	100	0	0	1,403.00	SF	4.00	4.00	100	2001	2001	3	82	4,602	
4	0680	POLE SHED	0	0	0	0	460.00	SF	10.00	10.00	100	2002	2002	3	32	1,472	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
7	0751	UOP	0	0	18	10	180.00	SF	10.00	10.00	100	2002	2002	3	32	576	
8	0755	FSP	0	0	14	12	168.00	SF	20.00	20.00	100	2002	2002	3	21	706	
9	0351	CARPORT MT	0	0	21	14	294.00	SF	10.00	10.00	100	2002	2002	3	21	617	
10	0350	CARPORT WD	0	0	28	22	616.00	SF	13.00	13.00	100	2002	2002	3	21	1,682	

TOTAL OB/XF 28,155

LAND DESCRIPTION

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	005000	C	RURAL HOME	0	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	100	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	5.54	AC		1.00	1.00	1.00	550.00	550.00	3,047							
4	009910	M	MKT.VAL.AG	0	0006		0.00	0.00	6.47	AC		1.00	1.00	1.00	19,000.00	19,000.00	122,930							
5	005600	A	TIMBER 3 SI	0			0.00	0.00	0.93	AC		1.00	1.00	1.00	410.00	410.00	381							

REVIEW DATE 06/11/2020 BY TWA Total Acres: 8.47 Total Land Value: 63,428 Market: 122,930 Agricultural: 3,428 Common: 60,000 PRINTED 08/02/2023 BY SYS