PT GOVT LOT 12 OF
SEC 21-4N-24E IN OR 1142/1771
(EX ESMT IN OR 1049/859 & EX

GORDON ALTON C II & AMANDA R
272264 MURRHEE ROAD
HILLIARD, FL 32046

2023

21-4N-24-0000-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

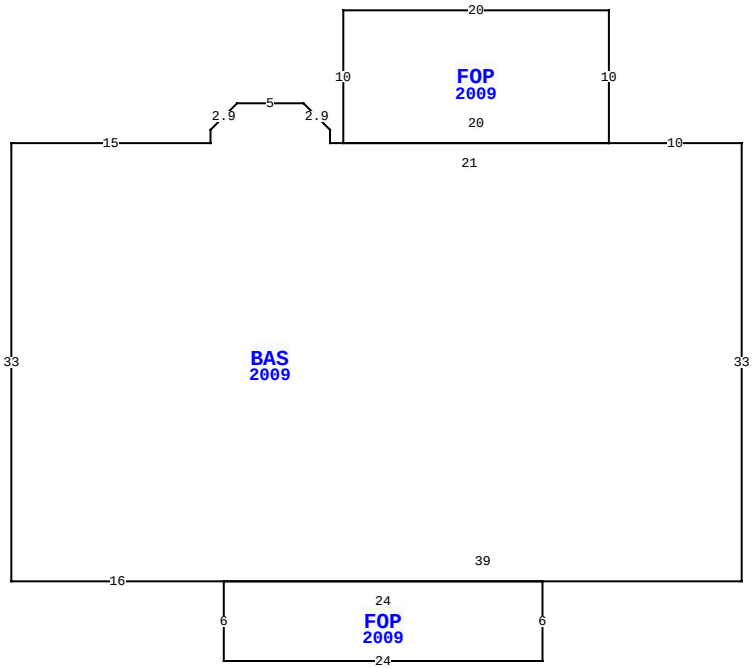
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	196,153
FOP	144	30	43	4,589
FOP	200	30	60	6,403
TOTALS	2,182		1,941	207,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,941	99.5778	118.25	229,523	2009	2009	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2004 Heated Area: 1838 HX Base Yr 2004



272264 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,145
TOTAL MARKET OB/XF VALUE		30,356
TOTAL LAND VALUE - MARKET		60,900
TOTAL MARKET VALUE		298,401
SOH/AGL Deduction		151,629
ASSESSED VALUE		146,772
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,772
TOTAL JUST VALUE		298,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004892	SWIM POOL	38,000	04/20/2021
E21975	ELEC OTHER	2,000	07/01/2009
M14683	MECH OTHER	0	07/01/2009
C0922551	CO ISSUED	0	06/01/2009
B22551	NEW CONSTR	142,956	06/01/2009
P13808	OTHER	0	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1142/1771	5/29/2003	WD	Q	V		21,000

GRANTOR: GALLOPS HENRY M SR &
GRANTEE: GORDON ALTON CLYDE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 FOP=[YR=2009] N10 W20 S10 E20$ W21 N1 U2 L2 W5 L2 D2 S1 W15 S33 E16 FOP=[YR=2009] S6 E24 N6 W24$ E39 N33$.

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	0866	POOL FIBER	0	100	0	0	376.00	SF	72.00	72.00	100	2021	2021	3	97	26,260	
2	0812	CONCRETE C	0	100	0	0	1,024.00	SF	4.00	4.00	100	2021	2021	3	100	4,096	

LAND DESCRIPTION

TOTAL OB/XF 30,356

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	2.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,900							

REVIEW DATE 12/07/2021 BY TW Total Acres: 2.03 Total Land Value: 60,900 Market: 0 Agricultural: 0 Common: 60,900 PRINTED 08/02/2023 BY SYS