

PT GOVT LOT 12 OF
SEC 21-4N-24E IN OR 1962/1567
& OR 1962/1570

BRAY SHANE A & LISA M
272401 MURRHEE RD
HILLIARD, FL 32046

2023

21-4N-24-0000-0006-0060



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	PAGE 1 of 1 4													
Exterior Wall	30	VINYL 100	0800	02	2,280	134.2000	93.94	214,183	2017	2017	0	0	0	7.00	93.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2018													Heated Area: 2280												
Roof Cover	12	MODULAR MT 100														HX Base Yr 2018												
Interior Wall	05	DRYWALL 100																										
Interior Floo	08	SHT VINYL 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories	0	0 100																										
Units		0 100																										
Quality			04	Quality Level 04																								
DOR CODE			0200 MOBILE HOME																									
MAP NUM			MKT AREA 09																									
NEIGHBORHOOD/LOC			9001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,280	100	2,280	199,190																								
TOTALS			2,280	2,280	199,190																							
EXTRA FEATURES			272401 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	1242	WD DECK A	0 100	12	8	96.00	SF	10.00	10.00	100	2017	2017	3	82	787													
2	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2017	2017	3	82	525													
4	0350	CARPORT WD	0 100	30	30	900.00	SF	13.00	13.00	100	2020	2020	3	93	10,881													
LAND DESCRIPTION																	TOTAL OB/XF 12,193											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		0.00	0.00	2.79	AC		1.00	1.00	1.00	30,000.00	30,000.00	83,700											
REVIEW DATE 05/19/2017 BY TW Total Acres: 2.79 Total Land Value: 83,700 Market: 0 Agricultural: 0 Common: 83,700 PRINTED 08/02/2023 BY SYS																												