



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	20	FACE BRICK 90	0900	01	2,797	99.4464	118.09	330,298	1987	1987	0	0	0	24.33	75.67	STANDARD																	
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 2019												Heated Area: 2708												HX Base Yr 2019						
Roof Structure	03	GABLE/HIP 100															VALUATION BY										STANDARD						
Roof Cover	03	COMP SHNGL 100															Tax Group: 4										Tax Dist:						
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE										269,904						
Interior Floo	12	HARDWOOD 70															TOTAL MARKET OB/XF VALUE										101,806						
Interior Floo	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET										60,300						
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE										432,010						
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction										155,566						
Bedrooms	4	100															ASSESSED VALUE										276,444						
Bathrooms	3	100															TOTAL EXEMPTION VALUE										50,000						
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE										226,444						
Stories	1.	1. 100															TOTAL JUST VALUE										432,010						
Units	0	100															NCON VALUE										0						
BUD8 Adjustme	04	DIST 01 100															INCOME VALUE																
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE										335,741						
Quality	01	Quality Level 01																															
DOR CODE	0100	SINGLE FAMILY																															
MAP NUM		MKT AREA																															
NEIGHBORHOOD/LOC	9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,954	100	1,954	174,607																													
BAS	754	100	754	67,377																													
FOP	136	30	41	3,664																													
FOP	160	30	48	4,289																													
TOTALS	3,004		2,797	249,936																													
EXTRA FEATURES					27184 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																
2	0812	CONCRETE C	0	100	0	0	3,936.00	SF	4.00	4.00	100	1989	1989	3	59.5	9,368																	
3	0511	GARAGE CB-	0	100	40	28	1,120.00	SF	40.00	40.00	100	1992	1992	3	66	29,568																	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590																	
5	0812	CONCRETE C	0	100	0	0	1,560.00	SF	4.00	4.00	100	2010	2010	3	92	5,741																	
6	0475	VF 4 SBPL	0	100	0	0	84.00	LF	14.00	14.00	100	2008	2008	3	76	894																	
7	0479	VF PICKET	0	100	0	0	88.00	LF	10.00	10.00	100	2008	2008	3	76	669																	
8	1127	BRICK 8"	0	100	0	0	132.00	SF	11.00	11.00	100	2008	2008	3	97	1,408																	
9	0462	ST/AL FNC	0	100	0	0	130.00	SF	10.00	10.00	100	2008	2008	3	56	728																	
10	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2008	2008	3	56	9,520																	
11	0845	KOOL DECK	0	100	0	0	400.00	SF	7.25	7.25	100	2008	2008	3	90	2,610																	
LAND DESCRIPTION										TOTAL OB/XF										63,096													
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	OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,300																
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SCHLUP KURT D
27184 MURRHEE ROAD
HILLIARD, FL 32046

2023

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