PT OF LOT 25 (S-4)
IN OR 2189/1161
1984 SEVI DW/MH

REAM JAN T
27351 MURRHEE ROAD
HILLIARD, FL 32046

2023

32-4N-24-2020-0025-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

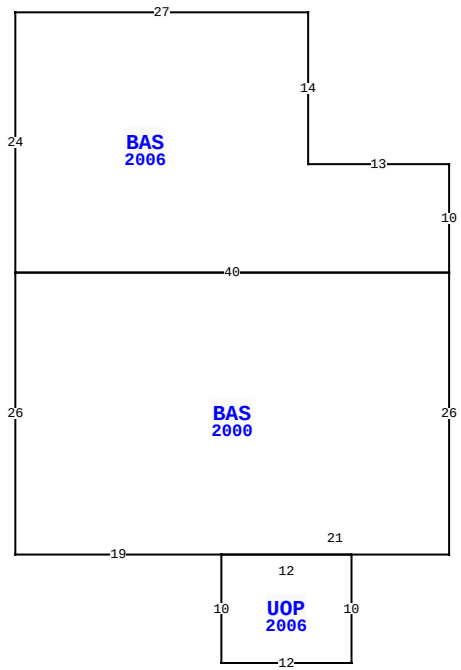
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,040	100	1,040	51,429
BAS	778	100	778	38,473
UOP	120	25	30	1,484
TOTALS	1,938		1,848	91,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	121.8000	85.26	157,560	1984	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2020 Heated Area: 1818 HX Base Yr 2020



27351 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		91,385
TOTAL MARKET OB/XF VALUE		1,509
TOTAL LAND VALUE - MARKET		28,125
TOTAL MARKET VALUE		121,019
SOH/AGL Deduction		47,882
ASSESSED VALUE		73,137
TOTAL EXEMPTION VALUE	HX HB	48,137
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/1161	4/06/2018	WD	Q	I	01	90,000
GRANTOR: PAINTER WILLIAM B JR						
GRANTEE: REAM JAN T						
1378/1675	1/04/2006	WD	U	I	05	71,000
GRANTOR: BOZEMAN STEVE						
GRANTEE: PAINTER WILLIAM B J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 N14 W27 S24 BAS=[YR=2000] S26 E19
UOP=[YR=2006] S10 E12 N10 W12 $ E21 N26 W40 $ E40 N10 $.

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	0680	POLE SHED	0	100	32	20	640.00	SF	10.00	10.00	100	1989	1989	3	20	1,280	
5	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2006	2006	3	88	229	

LAND DESCRIPTION

TOTAL OB/XF 1,509

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	000102	C	SFR/MH	100	0006		0.00	0.00	0.75	AC		1.00	1.00	1.25	30,000.00	37,500.00	28,125							

REVIEW DATE 10/24/2017 BY TWX Total Acres: 0.75 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 08/02/2023 BY SYS