PT E1/2 OF E1/2
IN OR 2474/286

CALHOUN KEITH A & TRACEY LEE
274304 MURRHEE RD
HILLIARD, FL 32046

2024

08-4N-24-0000-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

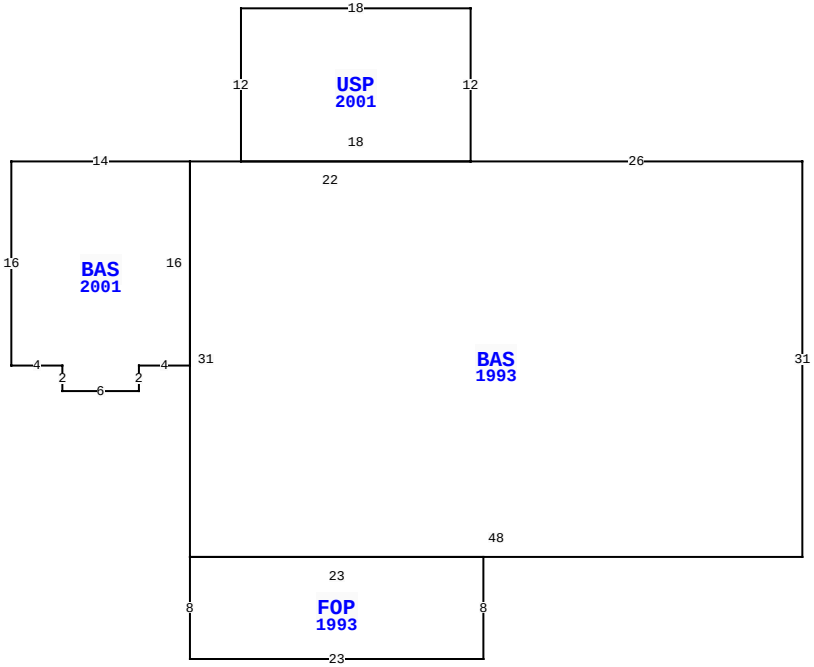
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	156,747
BAS	236	100	236	24,860
FOP	184	30	55	5,794
USP	216	30	65	6,847
TOTALS	2,124		1,844	194,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,844	100.6200	125.78	231,938	1988	1990	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 2023 Heated Area: 1724 HX Base Yr



274304 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,102
TOTAL MARKET OB/XF VALUE		9,211
TOTAL LAND VALUE - MARKET		134,590
TOTAL MARKET VALUE		359,903
SOH/AGL Deduction		0
ASSESSED VALUE		359,903
TOTAL EXEMPTION VALUE	13	359,903
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		359,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013731	MTL FGR	77,945	10/07/2021
B007785	ADDITION	9,450	12/01/2000
2586	NEW CONSTR	0	06/02/1987
4137	NEW CONSTR	48,372	06/02/1987
4263	NEW CONSTR	0	06/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/0286	6/21/2021	WD	Q	I	01	395,000
GRANTOR: LOYD ELEANOR						
GRANTEE: CALHOUN KEITH A & T						
1727/0128	2/14/2011	FJ	U	I	11	0
GRANTOR: LOYD DOUGLAS C EST						
GRANTEE: LOYD ELEANOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=2001] N12 W18 S12 E18 $ W22
BAS=[YR=2001] W14 S16 E4 S2 E6 N2 E4 N16 $ S31 FOP=[YR=1993]
S8 E23 N8 W23 $ E48 N31 $.

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	0510	GARAGE WD-	0	100	24	12	288.00	SF	26.95	26.95	100	1986	1986	3	20	1,552	
2	0681	POLE SHED	0	100	11	24	264.00	SF	15.00	15.00	100	1986	1986	3	20	792	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0350	CARPORT WD	0	100	24	22	528.00	SF	9.36	9.36	100	1996	1996	3	20	988	
5	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1990	1990	3	59.5	743	
6	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2021	2021	3	99	2,896	

LAND DESCRIPTION

TOTAL OB/XF 9,211

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		OR	0.00	0.00	7.01	AC		1.00	1.00	1.00	19,000.00	19,000.00	133,190							
2	009630	C	SWAMP	100		OR	0.00	0.00	2.80	AC		1.00	1.00	1.00	500.00	500.00	1,400							

REVIEW DATE 05/03/2022 BY TW Total Acres: 9.81 Total Land Value: 134,590 Market: 0 Agricultural: 0 Common: 134,590 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

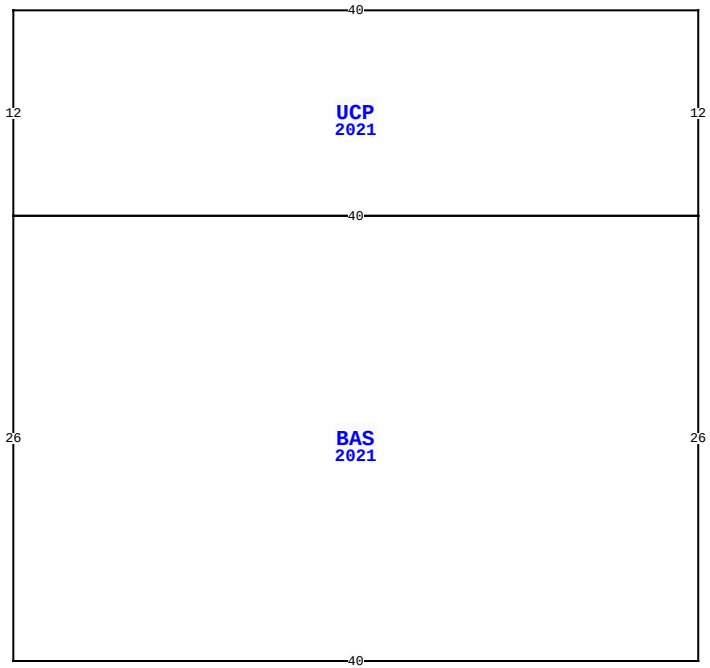
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	20,007
UCP	480	20	96	1,846
TOTALS	1,520		1,136	21,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,136	56.0740	19.63	22,300	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 1040 HX Base Yr



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NCON VALUE		0
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GRANTOR: LOYD DOUGLAS C EST						
GRANTEE: LOYD ELEANOR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W40 S12 BAS=[YR=2021] S26 E40 N26 W40$ E40 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/03/2022 BY TW Total Acres: 9.81 Total Land Value: 134,590 Market: 0 Agricultural: 0 Common: 134,590 PRINTED 08/06/2024 BY SYS