PT OF E1/2 OF E1/2
IN OR 1500/192

HOGAN ROBERT K
451638 SR 200
CALLAHAN, FL 32011

**2024**

**08-4N-24-0000-0004-0160**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

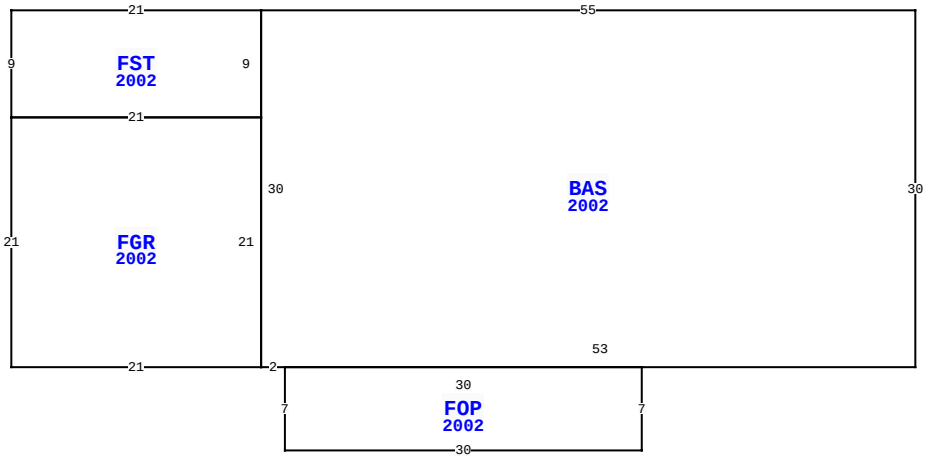
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,650 | 100 | 1,650 | 143,582 |
| FGR | 441 | 55 | 243 | 21,146 |
| FOP | 210 | 30 | 63 | 5,482 |
| FST | 189 | 55 | 104 | 9,050 |
| TOTALS | 2,490 | | 2,060 | 179,260 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,060 | 106.8200 | 101.48 | 209,049 | 1999 | 2004 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 1650 HX Base Yr




274678 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 | 179,260 |
| TOTAL MARKET OB/XF VALUE | 3,060 |
| TOTAL LAND VALUE - MARKET | 40,500 |
| TOTAL MARKET VALUE | 222,820 |
| SOH/AGL Deduction | 20,801 |
| ASSESSED VALUE | 202,019 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 202,019 |
| TOTAL JUST VALUE | 222,820 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 215,462 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006544 | REPAIR/RRF | 14,000 | 04/26/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1500/0192 | 5/21/2007 | WD | U | I | 01 | 150,000 |
| GRANTOR: HOGAN ROBERT L & CYNT | | | | | | |
| GRANTEE: HOGAN ROBERT K | | | | | | |
| 1215/0301 | 3/15/2004 | QC | U | I | 01 | 100 |
| GRANTOR: HOGAN ROBERT L & CYNT | | | | | | |
| GRANTEE: HOGAN ROBERT L & CY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2002] W55 FST=[YR=2002] W21 S9 FGR=[YR=2002] S21 E21 N21 W21 $ E21 N9 $ S30 E2 FOP=[YR=2002] S7 E30 N7 W30 $ E53 N30 $ .

### 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 2,732.00 | SF | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 56 | 3,060 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,060

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 1.35 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 40,500 | | | | | | | |

REVIEW DATE 03/26/2024 BY WWA Total Acres: 1.35 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/06/2024 BY SYS