

LEE H W L/E/
274033 MURREE ROAD
HILLIARD, FL 32046

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 50										0900 01 2,933 88.4670 110.51 324,126 1970 1979 0 0 24.23 75.77										Tax Group: 4 Tax Dist:									
Exterior Wall 20 FACE BRICK 50										2 SNGL FAM - 100% - 2002 Heated Area: 2386 HX Base Yr 2002										BUILDING MARKET VALUE 333,567									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 30,943									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 420,945									
Interior Wall 05 DRYWALL 90																				TOTAL MARKET VALUE 451,550									
Interior Wall 04 PLYWOOD 10																				SOH/AGL Deduction 153,540									
Interior Floo 14 CARPET 90																				ASSESSED VALUE 298,010									
Interior Floo 08 SHT VINYL 10																				TOTAL EXEMPTION VALUE HX HB 50,000									
Air Condition 03 CENTRAL 100																				BASE TAXABLE VALUE 248,010									
Heating Type 04 AIR DUCTED 100																				TOTAL JUST VALUE 785,455									
Bedrooms 03 3 100																				NCON VALUE 0									
Bathrooms 02 2 100																				INCOME VALUE									
Frame 02 WOOD FRAME 100																				PREVIOUS YEAR MKT VALUE 771,566									
Stories 1. 1. 100																													
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 01 Quality Level 01																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 09																													
NEIGHBORHOOD/LOC 9001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,560 100 1,560 130,624																													
BAS 826 100 826 69,164																													
FCP 648 25 162 13,565																													
FOP 310 30 93 7,787																													
FOP 32 30 10 837																													
FSP 200 40 80 6,699																													
UOP 484 20 97 8,122																													
UST 40 45 18 1,507																													
UST 64 45 29 2,428																													
UST 128 45 58 4,857																													
TOTALS 4,292 2,933 245,590																													
EXTRA FEATURES										274033 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										BLD DATE LGL DATE										06/13/2023 MLU									
1 0681 POLE SHED 0 100 26 60 1,560.00 SF 11.25 11.25 100 1986 1986 3 20 3,510										XF DATE LAND DATE																			
2 0681 POLE SHED 0 100 62 72 4,464.00 SF 11.25 11.25 100 1983 1983 3 20 10,044										INC DATE AG DATE																			
3 0681 POLE SHED 0 100 30 17 510.00 SF 11.25 11.25 100 1993 1993 3 20 1,148																													
4 0752 USP 0 100 30 20 600.00 SF 11.25 11.25 100 2010 2010 3 60 4,050																													
5 0680 POLE SHED 0 100 41 33 1,353.00 SF 10.00 10.00 100 2001 2001 3 29 3,924																													
6 0810 CONCRETE A 0 100 19 12 228.00 SF 6.50 6.50 100 2001 2001 3 80 1,186																													
7 0681 POLE SHED 0 100 60 27 1,620.00 SF 11.25 11.25 100 1999 1999 3 27 4,921																													
8 0681 POLE SHED 0 100 30 8 240.00 SF 15.00 15.00 100 2010 2010 3 60 2,160																													
LAND DESCRIPTION										TOTAL OB/XF 30,943																			
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																													
1 005000 C RURAL HOME 100 0006 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000																													
2 005000 C RURAL HOME 100 0006 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000																													
3 006000 A PAST1/HAY 0 OR 0.00 0.00 58.21 AC 1.00 1.00 1.00 370.00 370.00 21,538																													
4 005902 A HARDWOOD SI 0 OR 0.00 0.00 11.00 AC 1.00 1.00 1.00 190.00 190.00 2,090																													
5 005970 A AGRI-POND 0 OR 0.00 0.00 4.11 AC 1.00 1.00 1.00 70.00 70.00 288																													
6 005500 A TIMBER 2 SI 0 OR 0.00 0.00 1.89 AC 1.00 1.00 1.00 555.00 555.00 1,049																													
REVIEW DATE 11/07/2022 BY WW										Total Acres: 82.21 Total Land Value: 87,040										Market: 360,945 Agricultural: 27,040 Common: 60,000 PRINTED 08/06/2024 BY SYS									

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