



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									
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 18,286 TOTAL LAND VALUE - MARKET 62,700 TOTAL MARKET VALUE 19,189 SOH/AGL Deduction 603 ASSESSED VALUE 18,586 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,586 TOTAL JUST VALUE 80,986 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 81,577											
																				PERMIT NUM DESCRIPTION AMT ISSUED MH003292 MH MOVE-ON 0 09/01/2000											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2724/1437 7/09/2024 SW U V 11 100 GRANTOR: THOMAS PHILLIP L SR & GRANTEE: THOMAS PAUL ANDREW 2724/1425 7/09/2024 WD U I 11 100 GRANTOR: MURRHEE FRANCES J & GRANTEE: MURFEE FRANCES J L											
TOTALS										273663 MURRHEE RD, HILLIARD										BLD DATE LGL DATE XF DATE LAND DATE 03/22/2024 DC INC DATE AG DATE 03/22/2024 DC											
EXTRA FEATURES										TOTAL OB/XF										BUILDING NOTES											
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															
1	0940	SHEDS/PORT	0	0	12	12		21.30	21.30	100	2002	2002	3	20	511																
2	0202	BARN WD 30	0	0	88	40		15.00	15.00	100	2000	2000	3	28	14,784																
3	0811	CONCRETE B	0	0	0	0		5.20	5.20	100	2000	2000	3	79	2,991																
										TOTAL OB/XF 18,286										BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF										BUILDING NOTES											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	006000	A	PAST1/HAY	0		OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	370.00	370.00	403														
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500														
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	2.09	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,700														
REVIEW DATE 03/22/2024 BY DC Total Acres: 2.09 Total Land Value: 903 Market: 62,700 Agricultural: 903 Common: 0 PRINTED 08/06/2024 BY SYS																															