

PT OF NW1/4 OF NW1/4
PARCEL 4-17 SECT 16-4N-24 &
PARCEL 1-9 SECT 17-4N-24

LEE JEFFREY A & ANGELA B
273939 MURREE ROAD
HILLIARD, FL 32046

2024

16-4N-24-0000-0004-0170



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

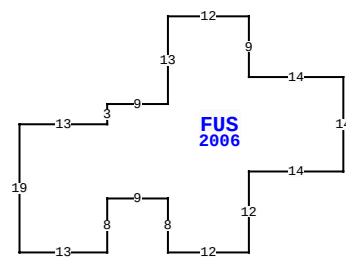
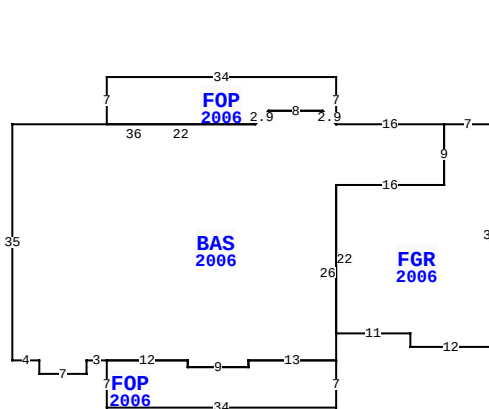
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	1,867	205,896
FGR	593	55	326	35,952
FOP	218	30	65	7,169
FOP	229	30	69	7,610
FUS	989	100	989	109,069

TOTALS	3,896	3,316	365,694
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	4,308.00	SF	4.00	4.00	100	2006
2	0825	BRICK	0 100	0	0	50.00	SF	12.50	12.50	100	2006
3	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	2017
4	0810	CONCRETE A	0 100	0	0	250.00	SF	6.50	6.50	100	2017
5	0855	CONC PAVER	0 100	0	0	1,400.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.08	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,316	96.4022	120.50	399,578	2006	2006	0	0	8.48	91.52
1 SNGL FAM - 100% - 2007											
Heated Area: 2856											
HX Base Yr 2007											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										365,694	
TOTAL MARKET OB/XF VALUE										42,648	
TOTAL LAND VALUE - MARKET										62,400	
TOTAL MARKET VALUE										470,742	
SOH/AGL Deduction										233,989	
ASSESSED VALUE										236,753	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										186,753	
TOTAL JUST VALUE										470,742	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										455,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21512	ABOVE GROUND POOL	2,800	06/01/2008
C15676	CO ISSUED	196,970	07/01/2005
B15522	FOUNDATION	17,000	07/01/2005
B15676	NEW CONSTR	196,970	07/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2087/1614	9/13/2016	WD	U	I	11	100			
GRANTOR: LEE H W & COLLEEN DIC									
GRANTEE: LEE JEFFREY A & ANG									
1322/1892	6/06/2005	WD	U	V	01	100			
GRANTOR: LEE JEFFREY A & H W									
GRANTEE: LEE JEFFREY A & ANG									

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2006] W7 BAS=[YR=2006] W16 FOP=[YR=2006] N7 W34 S7 E22 R2 U2 E8 D2 R2 \$ L2 U2 W8 D2 L2 W36 S35 E4 S2 E7 N2 E3 FOP=[YR=2006] S7 E34 N7 W13 S1 W9 N1 W12\$ E12 S1 E9 N1 E13 N26 E16 N9\$ S9 W16 S22 E11 S2 E12 N33\$ PTR=E15 FUS=[YR=2006] E13 N3 E9 N13 E12 S9 E14 S14 W14 S12 W12 N8 W9 S8 W13 N19\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.08	AC	1.00