



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
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	1,800	100	1,800	114,962
FGR	644	55	354	22,609
FOP	72	30	22	1,405
FOP	155	30	46	2,938
FST	196	55	108	6,898
TOTALS	2,867		2,330	148,812

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0812	CONCRETE C	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 100	0	0	1,412.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,836	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,330	96.0400	91.24	212,589	1967	1967	0	0	0 30.00	70.00	
1 SINGLE FAM - 100% - 1997												
Heated Area: 1800												
HX Base Yr 1997												
273534 MURRHEE RD, HILLIARD												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/13/2023 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		148,812	
TOTAL MARKET OB/XF VALUE		1,836	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		182,148	
SOH/AGL Deduction		81,829	
ASSESSED VALUE		100,319	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		50,319	
TOTAL JUST VALUE		182,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,367	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R985275	REPAIR/RRF	2,100	08/01/1998
3812	H/AC	1,800	06/19/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0762/1465	6/12/1996	WD	U	I	09	85,000	
GRANTOR: WIEBE DANIEL G & BETT							
GRANTEE: COLTRANE REVIS & RE							
0672/0482	12/17/1992	WD	Q	I		50,000	
GRANTOR: DIXON SUSAN P							
GRANTEE: WIEBE DANIEL G & BE							

BUILDING NOTES															
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BUILDING DIMENSIONS															
FST=[YR=1993] W28 BAS=[YR=1993] W12 FOP=[YR=1993] N6 W12 S6 E12\$ W48 S30 E29 FOP=[YR=1993] S5 E31 N5FGR=[YR=1993] E28 N23 W28 S23\$ W31\$ E31 N30\$ S7 E28 N7\$.															

TOTAL OB/XF															
1,836															
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00