

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	08	SHT VINYL 90	
Interior Floo	14	CARPET 10	
Air Condition	02	WINDOW 100	
Heating Type	01	NONE 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	744	100	744
			SUBAREA MARKET VALUE
			12,562
TOTALS	744		744
			12,562

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0820	02	744	80.4000	56.28	41,872	1968	1968		0	0	70.00	30.00												
1 M/H 93- - 0% - 2023 Heated Area: 744 HX Base Yr																								
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		12,562	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		49,500	
TOTAL MARKET VALUE		62,062	
SOH/AGL Deduction		0	
ASSESSED VALUE		62,062	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		62,062	
TOTAL JUST VALUE		62,062	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		61,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971775	MH MOVE-ON	0	05/01/1997
7554	MH MOVE-ON	3,000	11/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/0607	4/14/2022	QC	U	I	11	100
GRANTOR: MCKENZIE TROY LEE						
GRANTEE: MCKENZIE EDWARD RIC						
2439/1604	1/30/2021	QC	U	I	11	100
GRANTOR: MCKENZIE EDWARD H						
GRANTEE: MCKENZIE TROY LEE						

EXTRA FEATURES																												
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												
273535 MURRHEE RD, HILLIARD																												
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BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1997] W62 S12 E62 N12\$.

LAND DESCRIPTION													TOTAL OB/XF												
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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,500								