PT NE1/4 OF NE1/4 SEC 17-4N-24E
IN OR 2133/1337 (EX PT IN R/W)

SALIS JAMES & KAREN
274000 MURRHEE RD
HILLIARD, FL 32046

2024

17-4N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

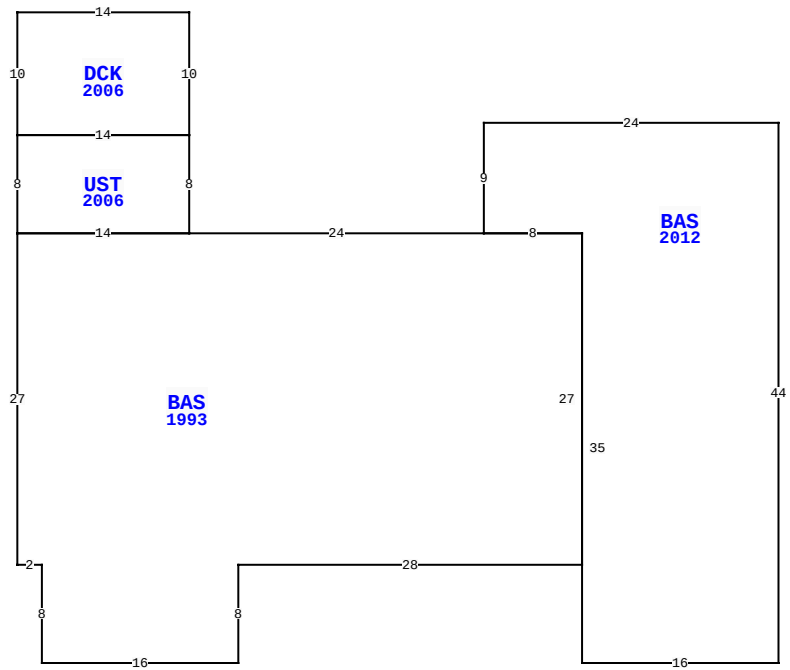
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	6900	ORNAMENTALS,MISC
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1,370	112,809
BAS	776	100	776	63,898
DCK	140	10	14	1,152
UST	112	45	50	4,117
TOTALS	2,398		2,210	181,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	81.0558	101.32	223,917	1968	1981	0	0	0	18.73	81.27

1 SNGL FAM – 100% - 2006 Heated Area: 2146 HX Base Yr 2006



274000 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 DC
INC DATE		AG DATE	04/12/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,977
TOTAL MARKET OB/XF VALUE		21,567
TOTAL LAND VALUE - MARKET		107,650
TOTAL MARKET VALUE		240,162
SOH/AGL Deduction		121,003
ASSESSED VALUE		119,159
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,159
TOTAL JUST VALUE		311,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94957	MH MOVE-ON	5,500	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/1083	10/12/2022	QC	U	V	11	100
GRANTOR: SALIS LORETHA S						
GRANTEE: SALIS JAMES & KAREN						
2133/1337	7/17/2017	QC	U	I	11	100
GRANTOR: SALIS LORETHA & JAMES						
GRANTEE: SALIS JAMES & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 S9 BAS=[YR=1993] W24 UST=[YR=2006] N8 DCK=[YR=2006] N10 W14 S10 E14$ W14 S8 E14$ W14 S27 E2 S8 E16 N8 E28 N27 W8$ E8 S35 E16 N44$.

EXTRA FEATURES

LN	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	0681	POLE SHED	0	100	30	48	1,440.00	SF	7.50	7.50	100	1970	1970	3	20	2,160	
2	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,560	
3	0812	CONCRETE C	0	100	0	0	1,386.00	SF	4.00	4.00	100	2003	2003	3	83	4,602	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	17.10	17.10	100	2001	2001	3	20	328	
5	0681	POLE SHED	0	100	48	16	768.00	SF	15.00	15.00	100	2017	2017	3	84	9,677	
6	0681	POLE SHED	0	100	30	8	240.00	SF	15.00	15.00	100	2019	2019	3	90	3,240	

LAND DESCRIPTION

TOTAL OB/XF 21,567

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,500							
2	006900	A	ORNAMENTAL	0		OR			3.85	AC		1.00	1.00	1.00	550.00	550.00	2,118							
3	009910	M	MKT.VAL.AG	0		OR			3.85	AC		1.00	1.00	1.00	19,000.00	19,000.00	73,150							

REVIEW DATE 04/29/2024 BY WWA Total Acres: 5.00 Total Land Value: 36,618 Market: 73,150 Agricultural: 2,118 Common: 34,500 PRINTED 08/06/2024 BY SYS