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AND PT OF THE SE1/4 OF THE  
NE1/4 OF SEC 17-4N-24E

HAHN CHARLES G JR & PAULA S  
273904 MURREE RD  
HILLIARD, FL 32046-6659

2024

17-4N-24-0000-0003-0010



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 20  | FACE BRICK 100 |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 12  | MODULAR MT 100 |
| Interior Wall            | 04  | PLYWOOD 50     |
| Interior Wall            | 05  | DRYWALL 50     |
| Interior Floo            | 12  | HARDWOOD 50    |
| Interior Floo            | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 100         |
| Units                    | 0   | 100            |
| BUD8 Adjustme            | 04  | DIST 01 100    |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| 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       | 1,305            | 100         | 1,305        | 99,164               |
| BAS       | 529              | 100         | 529          | 40,198               |
| FOP       | 224              | 30          | 67           | 5,091                |
| FSP       | 72               | 40          | 29           | 2,204                |
| FST       | 81               | 55          | 45           | 3,420                |
| FUS       | 1,305            | 100         | 1,305        | 99,164               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,516 |  | 3,280 | 249,240 |
|--------|-------|--|-------|---------|

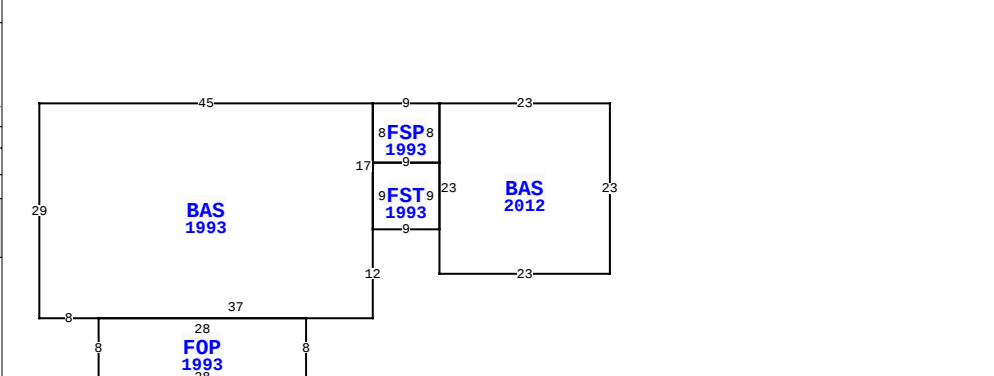
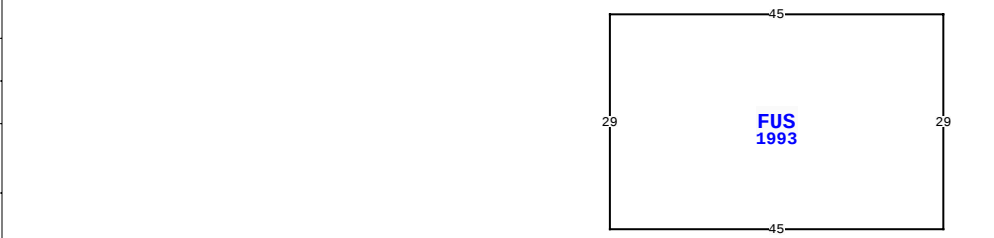
|                |            |             |         |     |
|----------------|------------|-------------|---------|-----|
| EXTRA FEATURES |            |             |         |     |
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W |

|   |      |            |       |       |
|---|------|------------|-------|-------|
| 1 | 0681 | POLE SHED  | 0 100 | 0 0   |
| 2 | 0504 | FP-ELECTRI | 0 100 | 0 0   |
| 3 | 0811 | CONCRETE B | 0 100 | 20 42 |
| 4 | 0810 | CONCRETE A | 0 100 | 23 23 |
| 5 | 0803 | ASPHALT C  | 0 100 | 0 0   |
| 6 | 0810 | CONCRETE A | 0 100 | 20 10 |
| 7 | 0810 | CONCRETE A | 0 100 | 0 0   |
| 8 | 0510 | GARAGE WD- | 0 100 | 56 30 |

|                  |          |     |                      |     |
|------------------|----------|-----|----------------------|-----|
| LAND DESCRIPTION |          |     |                      |     |
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP |

|   |        |   |           |     |
|---|--------|---|-----------|-----|
| 1 | 000115 | C | SFR ACRES | 100 |
|---|--------|---|-----------|-----|

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |         |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                     | 01  | 3,280     | 90.6660     | 113.33         | 371,722        | 1974 | 1974 | 0    | 0    | 0 32.95 | 67.05  |
| 1 SNGL FAM - 100% - 2017 |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 3139        |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr 2017          |     |           |             |                |                |      |      |      |      |         |        |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 06/16/2023 |
| INC DATE |  | AG DATE   | MLU        |

|                            |
|----------------------------|
| 273904 MURREE RD, HILLIARD |
|----------------------------|

| 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   | 0681       | POLE SHED   | 0 100   | 0 0   | 2,520.00 | SF | 15.00    | 15.00          | 100       | 1980    | 1980        | 3 | 20     | 7,560           |       |
| 2   | 0504       | FP-ELECTRI  | 0 100   | 0 0   | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1974    | 1974        | 3 | 34     | 680             |       |
| 3   | 0811       | CONCRETE B  | 0 100   | 20 42 | 840.00   | SF | 5.20     | 5.20           | 100       | 1980    | 1980        | 3 | 32.5   | 1,420           |       |
| 4   | 0810       | CONCRETE A  | 0 100   | 23 23 | 529.00   | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 77     | 2,648           |       |
| 5   | 0803       | ASPHALT C   | 0 100   | 0 0   | 3,100.00 | SF | 2.00     | 2.00           | 100       | 1999    | 1999        | 3 | 50     | 3,100           |       |
| 6   | 0810       | CONCRETE A  | 0 100   | 20 10 | 200.00   | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 77     | 1,001           |       |
| 7   | 0810       | CONCRETE A  | 0 100   | 0 0   | 450.00   | SF | 6.50     | 6.50           | 100       | 2016    | 2016        | 3 | 96     | 2,808           |       |
| 8   | 0510       | GARAGE WD-  | 0 100   | 56 30 | 1,680.00 | SF | 70.00    | 70.00          | 100       | 2017    | 2017        | 3 | 84     | 98,784          |       |

|                     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| TOTAL OB/XF 118,001 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| 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   | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 9.29        | AC        |     | 1.00     | 1.00   | 1.00    | 19,000.00  | 19,000.00      | 176,510    |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  | 4        |
|------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|----------|
| VALUATION SUMMARY      |  |  |  |  |  |  |  |  |  |             |  |  |  | STANDARD |
| VALUATION BY           |  |  |  |  |  |  |  |  |  |             |  |  |  |          |

|                           |           |         |
|---------------------------|-----------|---------|
| Tax Group: 4              | Tax Dist: |         |
| BUILDING MARKET VALUE     |           | 249,240 |
| TOTAL MARKET OB/XF VALUE  |           | 118,001 |
| TOTAL LAND VALUE - MARKET |           | 176,510 |
| TOTAL MARKET VALUE        |           | 543,751 |
| SOH/AGL Deduction         |           | 242,090 |
| ASSESSED VALUE            |           | 301,661 |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000  |
| BASE TAXABLE VALUE        |           | 251,661 |
| TOTAL JUST VALUE          |           | 543,751 |
| NCON VALUE                |           | 0       |
| INCOME VALUE              |           |         |
| PREVIOUS YEAR MKT VALUE   |           | 537,046 |

|            |             |        |            |
|------------|-------------|--------|------------|
| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
| B1633642   | GARAGE      | 74,711 | 12/01/2016 |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1633642   | GARAGE      | 74,711 | 12/01/2016 |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |

|                                |           |    |   |   |    |         |
|--------------------------------|-----------|----|---|---|----|---------|
| GRANTOR: LANHAM PAULA NKA PAUL |           |    |   |   |    |         |
| GRANTEE: HAHN CHARLES G JR &   |           |    |   |   |    |         |
| 2046/0887                      | 5/11/2016 | WD | Q | I | 01 | 320,000 |
| GRANTOR: HOLLIMAN PAUL D & ELI |           |    |   |   |    |         |
| GRANTEE: LANHAM PAULA          |           |    |   |   |    |         |

|                |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|

|                     |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|

BAS=[YR=2012] W23 FSP=[YR=1993] W9 BAS=[YR=1993] W45 S29 E8  
FOP=[YR=1993] S8 E28 N8 W28\$ E37 N12 FST=[YR=1993] E9 N9 W9  
S9\$ N17\$ S8 E9 N8\$ S23 E23 N23\$ PTR=N15 FUS=[YR=1993] E45 N29  
W45 S29\$ S15\$.