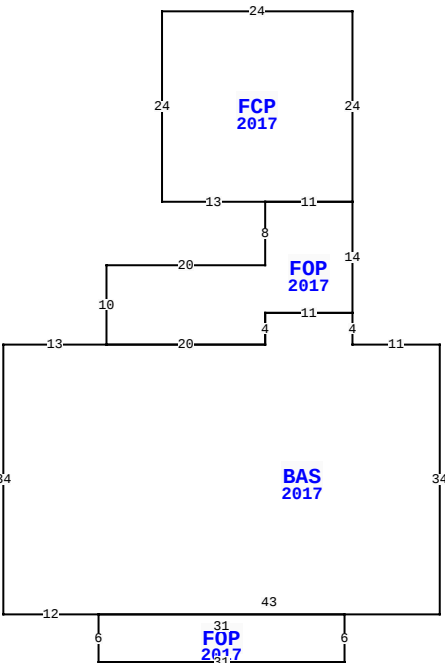


KING SHAUN ALAN & AMBER NICOLE
272861 MURRHEE RD
HILLIARD, FL 32046

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0900	01	2,220	103.1058	128.88	286,114	2017	2017		0		0	2.50	97.50	VALUATION BY					STANDARD										
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2019										Heated Area: 1914					HX Base Yr 2019					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												291,017																			
Interior Wall		05	DRYWALL 100												7,360																			
Interior Floo		14	CARPET 70												90,000																			
Interior Floo		11	CLAY TILE 30												388,377																			
Air Condition		03	CENTRAL 100												127,281																			
Heating Type		04	AIR DUCTED 100												261,096																			
Bedrooms			4 100												50,000																			
Bathrooms			2.5 100												211,096																			
Frame		02	WOOD FRAME 100												388,377																			
Stories		0	0 100												0																			
Units			0 100																															
Occupancy		00	NONE 100							INCOME VALUE																								
										PREVIOUS YEAR MKT VALUE					376,051																			
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	1,914	100	1,914	240,509																														
FCP	576	25	144	18,095																														
FOP	186	30	56	7,037																														
FOP	354	30	106	13,319																														
TOTALS		3,030		2,220	278,961																													
EXTRA FEATURES					272861 MURRHEE RD, HILLIARD										BLD DATE				LGL DATE		06/16/2023		MLU											
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	0811	CONCRETE B	0 100	24	24	576.00	SF	5.20	5.20	100	2017	2017	3	97	2,905																			
2	0812	CONCRETE C	0 100	45	25	1,125.00	SF	4.00	4.00	100	2020	2020	3	99	4,455																			

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