



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,680	100	1,680	203,067
FOP	126	30	38	4,593
FSP	176	40	70	8,461
TOTALS	1,982		1,788	216,121

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
1	0681	POLE SHED	0 100	48	24	1,152.00	SF	15.00	15.00	100	2018	2018	3	87

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.72	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,788	129.8350	123.34	220,532	2018	2018	0	0	0	2.00	98.00		
1 SINGLE FAM - 100% - 2019 Heated Area: 1680 HX Base Yr 2019														
TOTALS	1,982		1,788		216,121									

272785 MURRHEE RD, HILLIARD	BLD DATE		LGL DATE	06/16/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 2 4
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										234,527				
TOTAL MARKET OB/XF VALUE										15,034				
TOTAL LAND VALUE - MARKET										93,075				
TOTAL MARKET VALUE										342,636				
SOH/AGL Deduction										119,201				
ASSESSED VALUE										223,435				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										173,435				
TOTAL JUST VALUE										342,636				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										333,408				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003098	CARPORT	27,532	04/16/2018
18001093	CO ISSUED	0	02/01/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2116/0717	4/14/2017	WD U	V	V	11	100			
GRANTOR: GALLOPS HENRY M SR &									
GRANTEE: GORDON ALTON C & SA									
2076/1536	10/10/2016	WD U	V	V	98	30,000			
GRANTOR: GALLOPS HENRY M SR &									
GRANTEE: GORDON ALTON C & SA									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2018] W14 FSP=[YR=2018] N8 W22 S8 E22\$ W34 S35 E14 FOP=[YR=2018] S6 E21 N6 W21\$ E34 N35\$.														

[illegible]