PT GOVT LOT 12 OF
SEC 21-4N-24E IN OR 456/337
(EX R/W IN OR 253/185)

BLOOM CLARK H JR & EDITH A
272504 MURRHEE ROAD
HILLIARD, FL 32046

2024

21-4N-24-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

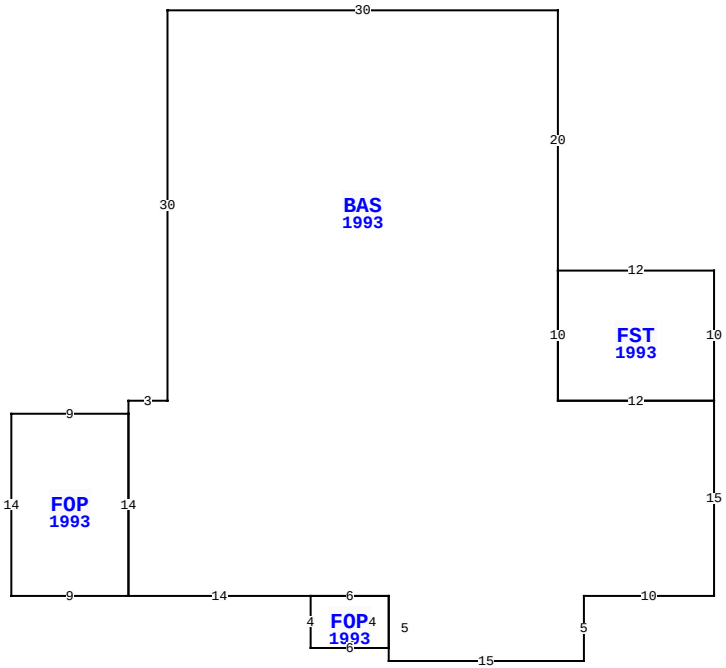
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	103,933
FOP	24	30	7	441
FOP	126	30	38	2,394
FST	120	55	66	4,157
TOTALS	1,920		1,761	110,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	89.0000	84.55	148,893	1939	1950	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 0 Heated Area: 1650 HX Base Yr



272504 MURRHEE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,925
TOTAL MARKET OB/XF VALUE		4,726
TOTAL LAND VALUE - MARKET		77,500
TOTAL MARKET VALUE		193,151
SOH/AGL Deduction		122,043
ASSESSED VALUE		71,108
TOTAL EXEMPTION VALUE	HX HB	46,108
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		193,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108389	XFOB	3,240	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0152/0511	1/01/1973	WD	Q	I		17,200
GRANTOR:						
GRANTEE:						
0152/0511	1/01/1973	WD	Q	I		17,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] N20 W30 S30 W3 S1
FOP=[YR=1993] W9 S14 E9 N14 $ S14 E14 FOP=[YR=1993] S4 E6 N4
W6 $ E6 S5 E15 N5 E10 N15 W12 N10 $ S10 E12 N10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	22	770	
2	0200	BARN WD 0-	0	100	14	53	742.00	SF	20.00	20.00	100	1970	1970	3	20	2,968	
3	0350	CARPORT WD	0	100	32	24	528.00	SF	9.36	9.36	100	2001	2001	3	20	988	

LAND DESCRIPTION

TOTAL OB/XF 4,726

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	25,000.00	25,000.00	77,500							

REVIEW DATE 03/27/2024 BY WWA Total Acres: 3.10 Total Land Value: 77,500 Market: 0 Agricultural: 0 Common: 77,500 PRINTED 08/06/2024 BY SYS