PT GOVT LOT 13 OF
SEC 21-4N-24E IN OR 2557/1535

COOK BILLIE &/COOK ROBERT D
272240 MURRHEE RD
HILLIARD, FL 32046

2024

21-4N-24-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

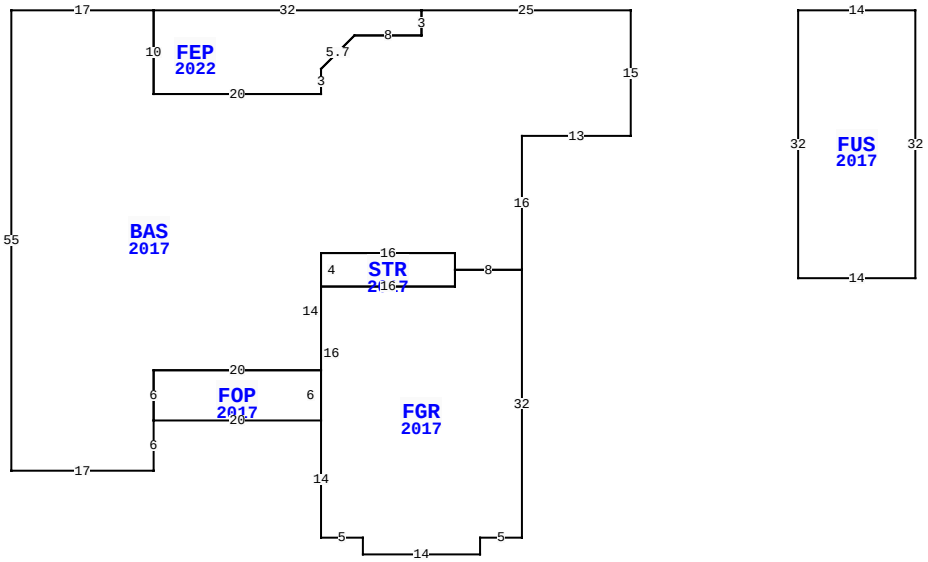
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	2,458	100	2,458	310,593
FEP	244	80	195	24,640
FGR	764	55	420	53,071
FOP	120	30	36	4,549
FUS	448	100	448	56,609
STR	64	10	6	759
TOTALS	4,098		3,563	450,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,563	103.6800	129.60	461,765	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2023 Heated Area: 2906 HX Base Yr 2023



272240 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		464,204
TOTAL MARKET OB/XF VALUE		62,796
TOTAL LAND VALUE - MARKET		132,370
TOTAL MARKET VALUE		659,370
SOH/AGL Deduction		97,396
ASSESSED VALUE		561,974
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		511,974
TOTAL JUST VALUE		659,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008430	SWIM POOL	30,000	08/07/2019
1702621	GARAGE	37,875	04/25/2017
17001395	NEW CONSTR	380,364	02/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1535	4/22/2022	WD	Q	I	01	755,000
GRANTOR: STEGALL JOHN EDWARD						
GRANTEE: COOK BILLIE & ROBER						
2083/0526	11/03/2016	WD	Q	V	01	79,000
GRANTOR: GALLOPS HENRY M & WAN						
GRANTEE: STEGALL JOHN EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FEP=[YR=2022] W32 S10 E20 N3 U4 R4 E8 N3$ S3 W8 D4 L4 S3 W20 N10 W17 S55 E17 N6 FOP=[YR=2017] E20 FGR=[YR=2017] S14 E5 S2 E14 N2 E5 N32 W8 STR=[YR=2017] N2 W16 S4 E16 N2$ S2 W16 S16$ N6 W20 S6$ N6 E20 N14 E16 S2 E8 N16 E13 N15$ PTR=E20 FUS=[YR=2017] E14 S32 W14 N32$ W20$.

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	0812	CONCRETE C	0	100	0	0	5,612.00	SF	4.00	4.00	100	2017	2017	3	97	21,775	
2	0855	CONC PAVER	0	100	30	20	600.00	SF	10.00	10.00	100	2017	2017	3	97	5,820	
3	0861	POOL GUNIT	0	100	0	0	310.00	SF	85.00	85.00	100	2019	2019	3	90	23,715	
4	0855	CONC PAVER	0	100	0	0	812.00	SF	10.00	10.00	100	2019	2019	3	98	7,958	
5	0855	CONC PAVER	0	100	0	0	120.00	SF	10.00	10.00	100	2020	2020	3	99	1,188	
6	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	2020	2020	3	90	2,340	

LAND DESCRIPTION

TOTAL OB/XF 62,796

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		OR	0.00	0.00	18.91	AC		1.00	1.00	0.50	14,000.00	7,000.00	132,370							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 18.91 Total Land Value: 132,370 Market: 0 Agricultural: 0 Common: 132,370 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

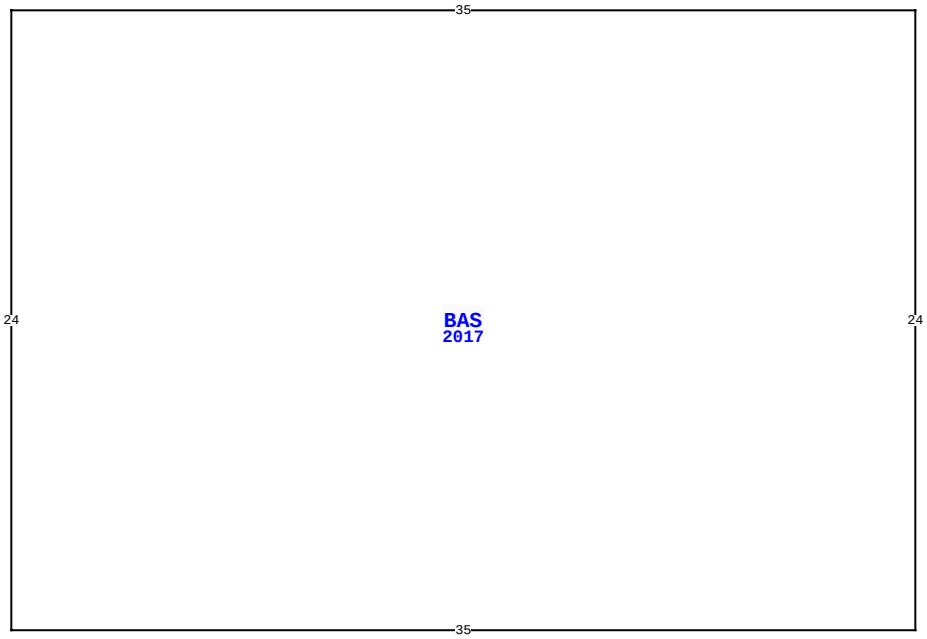
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	13,983
TOTALS	840		840	13,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	50.6000	17.71	14,876	2017	2017	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2023 Heated Area: 840 HX Base Yr 2023



272240 MURRHEE RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W35 S24 E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/09/2021 BY TWA Total Acres: 18.91 Total Land Value: 132,370 Market: 0 Agricultural: 0 Common: 132,370 PRINTED 08/06/2024 BY SYS