PT OF LOT 25
IN OR 2057/1619
EX S-3 OF LOT 25

STRICKLAND JOSHUA M & SANDRA L
27288 MURRHEE RD
HILLIARD, FL 32046

2024

32-4N-24-2020-0025-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

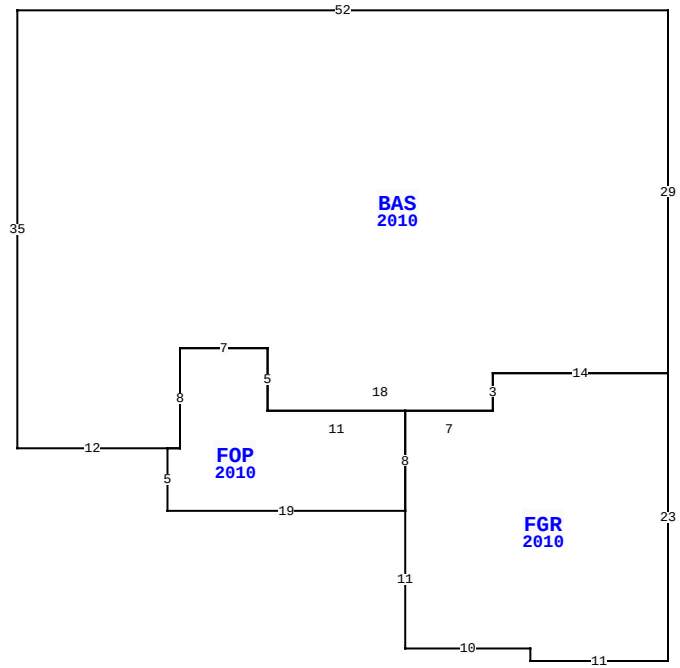
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100	1,626	162,938
FGR	452	55	249	24,952
FOP	184	30	55	5,511
TOTALS	2,262		1,930	193,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	111.6220	106.04	204,657	2011	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1626 HX Base Yr 2017



27288 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,401
TOTAL MARKET OB/XF VALUE		2,818
TOTAL LAND VALUE - MARKET		27,375
TOTAL MARKET VALUE		223,594
SOH/AGL Deduction		81,281
ASSESSED VALUE		142,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,313
TOTAL JUST VALUE		223,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23378	CO ISSUED	0	03/22/2011
M15883	H/AC	0	01/01/2011
R12360	REPAIR/RRF	4,000	06/01/2010
P14258	OTHER	0	04/01/2010
B23378	NEW CONSTR	220,681	03/01/2010
E22508	ELEC OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2057/1619	7/06/2016	WD	Q	I	02	155,000
GRANTOR: CORNERSTONE INVESTMEN						
GRANTEE: STRICKLAND JOSHUA M						
1735/0203	4/18/2011	WD	U	I	30	100
GRANTOR: DECRAMER HENRY & DEBR						
GRANTEE: CORNERSTONE INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W52 S35 E12 FOP=[YR=2010] S5 E19 FGR=[YR=2010] S11 E10 S1 E11 N23 W14 S3 W7 S8$ N8 W11 N5 W7 S8 W1$ E1 N8 E7 S5 E18 N3 E14 N29$.

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	0811	CONCRETE B	0	100	0	0	589.00	SF	5.20	5.20	100	2011	2011	3	92	2,818	

LAND DESCRIPTION

TOTAL OB/XF 2,818

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	000100	C	SFR	100	0006	OR	0.00	0.00	0.73	AC		1.00	1.00	1.25	30,000.00	37,500.00	27,375							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.73 Total Land Value: 27,375 Market: 0 Agricultural: 0 Common: 27,375 PRINTED 08/06/2024 BY SYS