PT OF LOT 25 (S-4)
IN OR 2189/1161
1984 SEVI DW/MH

REAM JAN T
27351 MURRHEE ROAD
HILLIARD, FL 32046

**2024**

**32-4N-24-2020-0025-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

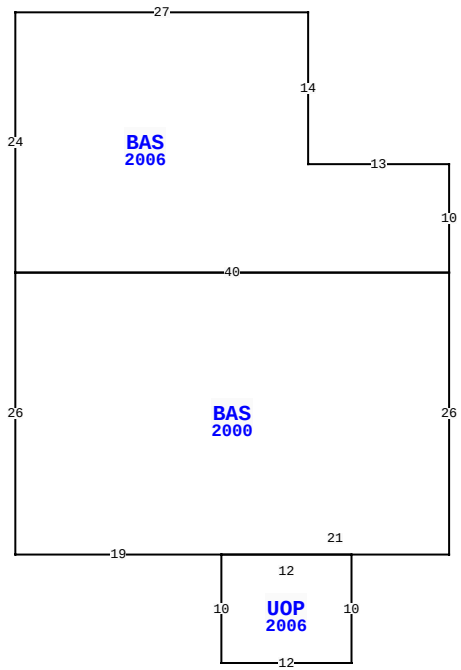
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,040 | 100 | 1,040 | 48,840 |
| BAS | 778 | 100 | 778 | 36,536 |
| UOP | 120 | 25 | 30 | 1,409 |
| TOTALS | 1,938 | | 1,848 | 86,785 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,848 | 119.8000 | 83.86 | 154,973 | 1984 | 2005 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 93- – 100% - 2020 Heated Area: 1818 HX Base Yr 2020




27351 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 | | 86,785 |
| TOTAL MARKET OB/XF VALUE | | 1,506 |
| TOTAL LAND VALUE - MARKET | | 27,000 |
| TOTAL MARKET VALUE | | 115,291 |
| SOH/AGL Deduction | | 39,960 |
| ASSESSED VALUE | | 75,331 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 25,331 |
| TOTAL JUST VALUE | | 115,291 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 121,019 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2189/1161 | 4/06/2018 | WD | Q | I | 01 | 90,000 |
| GRANTOR: PAINTER WILLIAM B JR | | | | | | |
| GRANTEE: REAM JAN T | | | | | | |
| 1378/1675 | 1/04/2006 | WD | U | I | 05 | 71,000 |
| GRANTOR: BOZEMAN STEVE | | | | | | |
| GRANTEE: PAINTER WILLIAM B J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W13 N14 W27 S24 BAS=[YR=2000] S26 E19
UOP=[YR=2006] S10 E12 N10 W12 $ E21 N26 W40 $ E40 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 | 0680 | POLE SHED | 0 | 100 | 32 | 20 | 640.00 | SF | 10.00 | 10.00 | 100 | 1989 | 1989 | 3 | 20 | 1,280 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 10 | 4 | 40.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 87 | 226 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,506

| 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 | 000102 | C | SFR/MH | 100 | 0006 | OR | 0.00 | 0.00 | 0.75 | AC | | 1.00 | 1.00 | 1.20 | 30,000.00 | 36,000.00 | 27,000 | | | | | | | |

REVIEW DATE 04/08/2024 BY WWA Total Acres: 0.75 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/06/2024 BY SYS