BLOCK 160 LOTS W1/2 OF 4
ALL OF 5 6 7 8 & 9
IN OR 720/1349

MURPHY LUCINDA M
PO BOX 203
CALLAHAN, FL 32011-0203

2025

08-3N-24-2380-0160-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

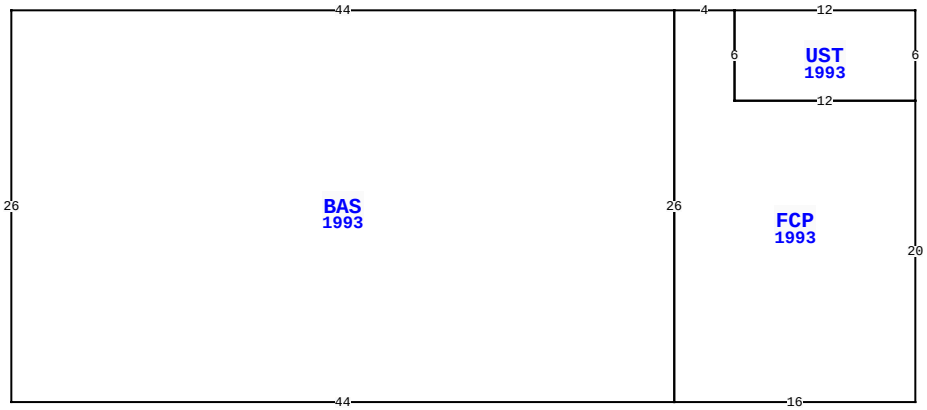
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1993	1,144	77,977
FCP	344	25	1993	86	5,862
UST	72	45	1993	32	2,181
TOTALS	1,560			1,262	86,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	117.5200	117.52	148,310	1960	1960	0	0	0	42.00	58.00

1 SINGLE FAM – 100% - 1995 Heated Area: 1144 HX Base Yr 1995



27513 W SECOND AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,020
TOTAL MARKET OB/XF VALUE		2,002
TOTAL LAND VALUE - MARKET		48,125
TOTAL MARKET VALUE		136,147
SOH/AGL Deduction		79,776
ASSESSED VALUE		56,371
TOTAL EXEMPTION VALUE	HX HB	31,371
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0720/1349	12/27/1994	WD	Q	I	01	22,900
GRANTOR: WHITE MAXINE A						
GRANTEE: MURPHY LUCINDA M						
0601/0351	7/05/1990	QC	Q	I	01	100
GRANTOR: WHITE DAVID RAY						
GRANTEE: WHITE MAXINE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S26 E44 FCP=[YR=1993] E16 N20
UST=[YR=1993] N6 W12 S6E12$ W12 N6 W4 S26 $ N26$.

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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2000	2000	3	77	2,002	

LAND DESCRIPTION

TOTAL OB/XF 2,002

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	RES	100	0006	R-2	137.00	125.00	137.50	FF		1.00	1.00	1.00	350.00	350.00	48,125							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 48,125 Market: 0 Agricultural: 0 Common: 48,125 PRINTED 07/30/2025 BY SYS