

LOTS 3 4 & 5 UNR SUB
IN OR 2380/1073
EX R/W IN OR 631/1027

HOGAN CYNTHIA W REV TRUST/HOGAN CYNTHIA W TRUSTEE
274522 MURRHEE RD
HILLIARD, FL 32046

2025

08-4N-24-0000-0004-0040



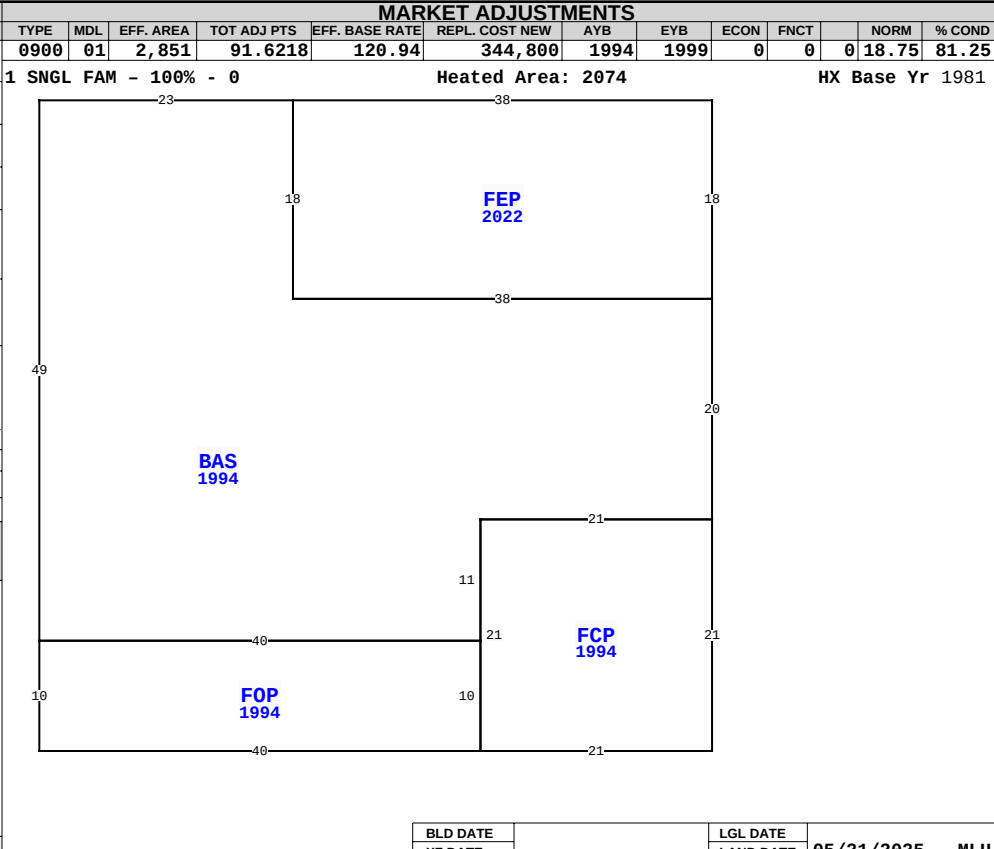
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	1994	2,074	203,799
FCP	441	25	1994	110	10,809
FEP	684	80	2022	547	53,750
FOP	400	30	1994	120	11,792
TOTALS	3,599			2,851	280,150

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	2701	QUONSET GD	0	100	79	37	2,923.00	SF	15.00
3	0812	CONCRETE C	0	100	0	0	2,040.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	23.06
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	23.06



274522 MURRHEE RD, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE	01/28/2025	KBA
	INC DATE	AG DATE		

TOTAL OB/XF									
30,164	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000	
2	AC		1.00	1.00	1.00	370.00	370.00	8,532	
3	AC		1.00	1.00	1.00	14,500.00	14,500.00	334,370	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					280,150				
TOTAL MARKET OB/XF VALUE					30,164				
TOTAL LAND VALUE - MARKET					379,370				
TOTAL MARKET VALUE					363,846				
SOH/AGL Deduction					130,252				
ASSESSED VALUE					233,594				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					177,872				
TOTAL JUST VALUE					689,684				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					651,864				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001871	REPAIR/RRF	34,000	02/17/2021
1702328	REPAIR/RRF	9,000	04/12/2017
B995747	NEW CONSTR	87,809	01/02/1999
93292	NEW CONSTR	3,500	11/11/1993
7246	NEW CONSTR	69,661	05/20/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2380/1073	7/23/2020	WD	U	I	11	100			
GRANTOR: HOGAN CYNTHIA W									
GRANTEE: HOGAN CYNTHIA W REV									
0330/0659	2/01/1981	WD	U	V		7,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=2022] W38 BAS=[YR=1994] W23 S49 FOP=[YR=1994] S10 E40									
FCP=[YR=1994] E21 N21 W21 S21\$ N10 W40\$ E40 N11 E21 N20 W38									
N18\$ S18 E38 N18\$.									