PT OR 1699/782
EX R/W OR 634/179 & OR 634/467
EX 4-11 4-14 & 4-17

27 INVESTMENTS III LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771

**2025**

**08-4N-24-0000-0004-0100**

## BUILDING CHARACTERISTICS

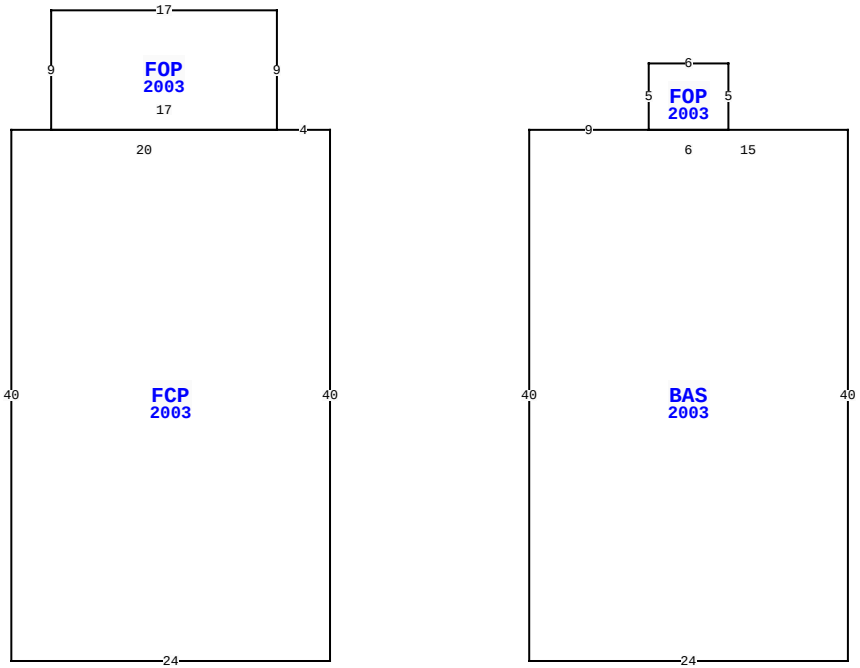
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 960 | 100 | 2003 | 960 | 95,223 |
| FCP | 960 | 25 | 2003 | 240 | 23,805 |
| FOP | 30 | 30 | 2003 | 9 | 893 |
| FOP | 153 | 30 | 2003 | 46 | 4,563 |
| TOTALS | 2,103 | | | 1,255 | 124,484 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,255 | 113.3600 | 113.36 | 142,267 | 1998 | 1998 | 0 | 0 | 0 | 12.50 | 87.50 |

3 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr




274329 MURRHEE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 01/28/2025 KBA |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 124,484 |
| TOTAL MARKET OB/XF VALUE | 8,186 |
| TOTAL LAND VALUE - MARKET | 510,510 |
| TOTAL MARKET VALUE | 213,262 |
| SOH/AGL Deduction | 14,383 |
| ASSESSED VALUE | 198,879 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 198,879 |
| TOTAL JUST VALUE | 643,180 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 612,499 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7560 | NEW CONSTR | 54,300 | 10/01/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1699/0782 | 9/14/2010 | WD | U | I | 38 | 1,550,000 |
| GRANTOR: OAK PLANTATION LLC | | | | | | |
| GRANTEE: 27 INVESTMENTS III | | | | | | |
| 1544/0607 | 1/03/2008 | WD | U | I | 21 | 2,694,500 |
| GRANTOR: COASTAL LAND PARTNERS | | | | | | |
| GRANTEE: OAK PLANTATION LLC | | | | | | |

## BUILDING NOTES

## 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 | 0 | 0 | 0 | 576.00 | SF | 5.20 | 5.20 | 100 | 1998 | 1998 | 3 | 73 | 2,186 | |
| 2 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1999 | 1999 | 3 | 100 | 6,000 | |

## BUILDING DIMENSIONS

FCP=[YR=2003] W4 FOP=[YR=2003] N9 W17 S9 E17 $ W20 S40 E24 N40 $ PTR= E15 BAS=[YR=2003] E9 FOP=[YR=2003] N5 E6 S5 W6 $ E15 S40 W24 N40 $ W15 $ .

## LAND DESCRIPTION

TOTAL OB/XF 8,186

| 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 | 005000 | C | AGRICULTURAL | 0 | 0006 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |
| 2 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,330 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 16.00 | AC | | 1.00 | 1.00 | 1.00 | 390.00 | 390.00 | 6,240 | | | | | | | |
| 4 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 5.38 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 1,022 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 30.38 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 440,510 | | | | | | | |

REVIEW DATE 06/12/2020 BY TWA Total Acres: 32.38 Total Land Value: 80,592 Market: 440,510 Agricultural: 10,592 Common: 70,000 PRINTED 07/30/2025 BY SYS