PT OF SEC 08-4N-24E
IN OR 2517/801
EX R/W IN OR 638/818

STEVENS DAVID P & BARBARA L
274501 MURRHEE ROAD
HILLIARD, FL 32046

**2025**

**08-4N-24-0000-0004-0110**

## NASSAU COUNTY PROPERTY



## 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 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 | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

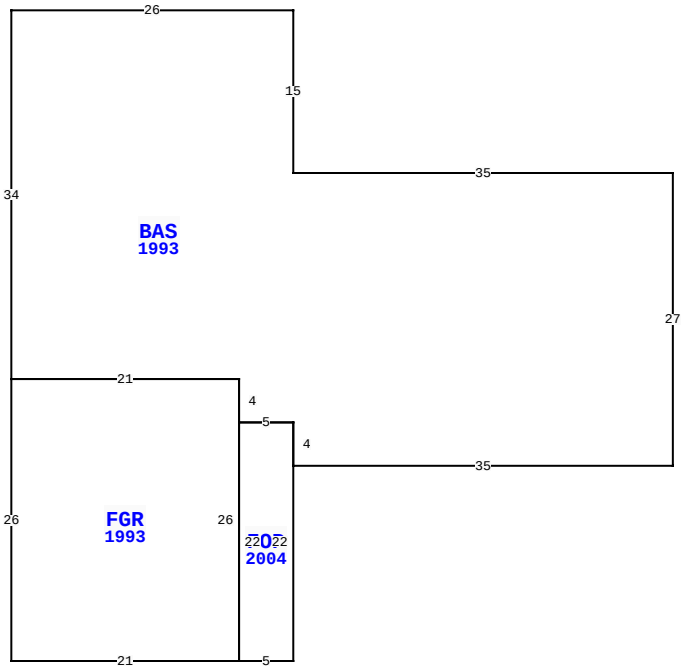
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,849 | 100 | 1993 | 1,849 | 195,664 |
| FGR | 546 | 55 | 1993 | 300 | 31,746 |
| FOP | 110 | 30 | 2004 | 33 | 3,492 |
| TOTALS | 2,505 | | | 2,182 | 230,903 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,182 | 104.1789 | 137.52 | 300,069 | 1983 | 1993 | 0 | 0 | 0 | 23.05 | 76.95 |

1 SNGL FAM – 100% - 2022 Heated Area: 1849 HX Base Yr 2022




274501 MURRHEE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 261,651 |
| TOTAL MARKET OB/XF VALUE | | 2,182 |
| TOTAL LAND VALUE - MARKET | | 62,550 |
| TOTAL MARKET VALUE | | 326,383 |
| SOH/AGL Deduction | | 24,674 |
| ASSESSED VALUE | | 301,709 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 250,987 |
| TOTAL JUST VALUE | | 326,383 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 293,380 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1213186 | REPAIR/RRF | 5,100 | 10/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2517/0801 | 11/29/2021 | WD | Q | I | 01 | 344,000 |
| GRANTOR: BOTTONI MARGARET B GR | | | | | | |
| GRANTEE: STEVENS DAVID P & B | | | | | | |
| 0348/0069 | 11/01/1981 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W35 N15 W26 S34 FGR=[YR=1993] S26 E21
FOP=[YR=2004] E5 N22 W5 S22$ N26 W21$ E21 S4 E5 S4 E35 N27$ .

## 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 | 476.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 38 | 1,176 | |
| 2 | 0825 | BRICK | 0 | 100 | 0 | 0 | 87.00 | SF | 12.50 | 12.50 | 100 | 1983 | 1983 | 3 | 77 | 837 | |
| 3 | 1127 | BRICK 8" | 0 | 100 | 0 | 0 | 40.00 | SF | 5.50 | 5.50 | 100 | 1983 | 1983 | 3 | 77 | 169 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,182

| 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 | OR | 0.00 | 0.00 | 1.39 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 62,550 | | | | | | | |

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS

PT OF SEC 08-4N-24E
IN OR 2517/801
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**2025**

**08-4N-24-0000-0004-0110**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

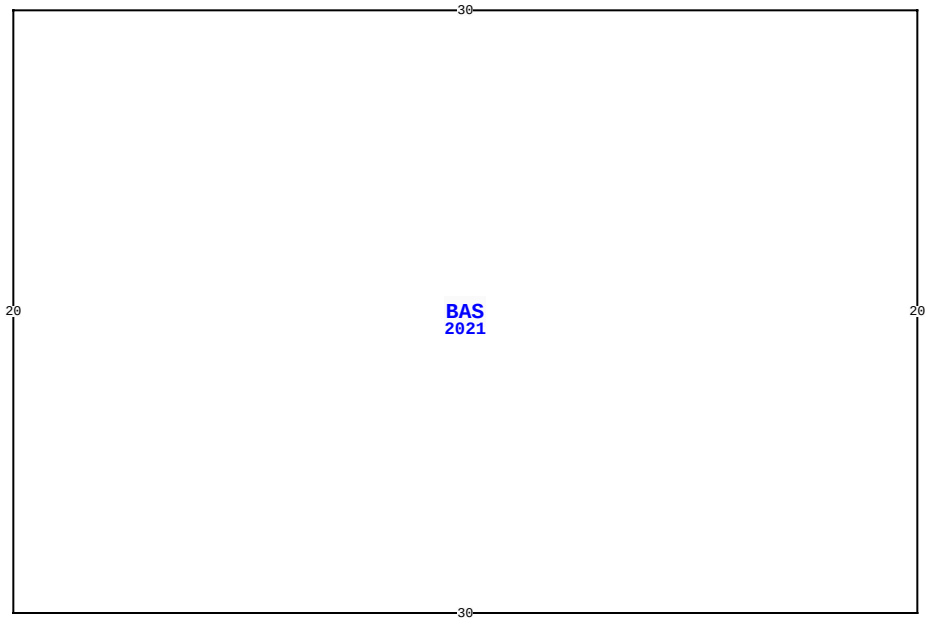
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 600 | 100 | 2021 | 600 | 30,748 |
| TOTALS | 600 | | | 600 | 30,748 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 600 | 109.5600 | 58.07 | 34,842 | 2000 | 2000 | 0 | 0 | 0 | 11.75 | 88.25 |

2 ACCESORY U – 100% - 2022 Heated Area: 600 HX Base Yr 2022




274501 MURRHEE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

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| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 293,380 |

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

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| GRANTOR: BOTTONI MARGARET B GR | | | | | | |
| GRANTEE: STEVENS DAVID P & B | | | | | | |
| 0348/0069 | 11/01/1981 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W30 S20 E30 N20$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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