



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	12	CEDAR 80								0900	01	1,844	100.6200	132.82	244,920	1988	1990	0	0	0	16.70	83.30	VALUATION BY											
Exterior Wall	10	ABOVE AVG 20								1 SNGL FAM - 100% - 2023										Heated Area: 1724														
Roof Structure	03	GABLE/HIP 100								HX Base Yr										STANDARD														
Roof Cover	03	COMP SHNGL 100																		Tax Group: 4														
Interior Wall	05	DRYWALL 100																		Tax Dist:														
Interior Floo	14	CARPET 80																		BUILDING MARKET VALUE														
Interior Floo	13	LVT/LAMNT 20																		TOTAL MARKET OB/XF VALUE														
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET														
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE														
Bedrooms		3 100																		SOH/AGL Deduction														
Bathrooms		2 100																		ASSESSED VALUE														
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE														
Stories	1.	1. 100																		BASE TAXABLE VALUE														
Units		0 100																		TOTAL JUST VALUE														
BUD8 Adjustme	04	DIST 01 100																		NCON VALUE														
Occupancy	00	NONE 100																		INCOME VALUE														
Quality	01	Quality Level 01																		PREVIOUS YEAR MKT VALUE														
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	1,488	100	1993	1,488	164,631																													
BAS	236	100	2001	236	26,111																													
FOP	184	30	1993	55	6,085																													
USP	216	30	2001	65	7,191																													
TOTALS	2,124			1,844	204,018																													
EXTRA FEATURES					274304 MURRHEE RD, HILLIARD										BLD DATE					LGL DATE					05/09/2025					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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																	
1	0510	GARAGE WD-	0	100	24	12	288.00	SF	26.95	26.95	100	1986	1986	3	20	1,552																		
2	0681	POLE SHED	0	100	11	24	264.00	SF	15.00	15.00	100	1986	1986	3	20	792																		
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170																		
4	0350	CARPORT WD	0	100	24	22	528.00	SF	9.36	9.36	100	1996	1996	3	20	988																		
5	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1990	1990	3	57	711																		
6	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2021	2021	3	99	2,896																		

[illegible]