PT OF E1/2 OF E1/2
IN OR 2380/1071
EX R/W IN OR 631/1031

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

2025

08-4N-24-0000-0004-0130

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

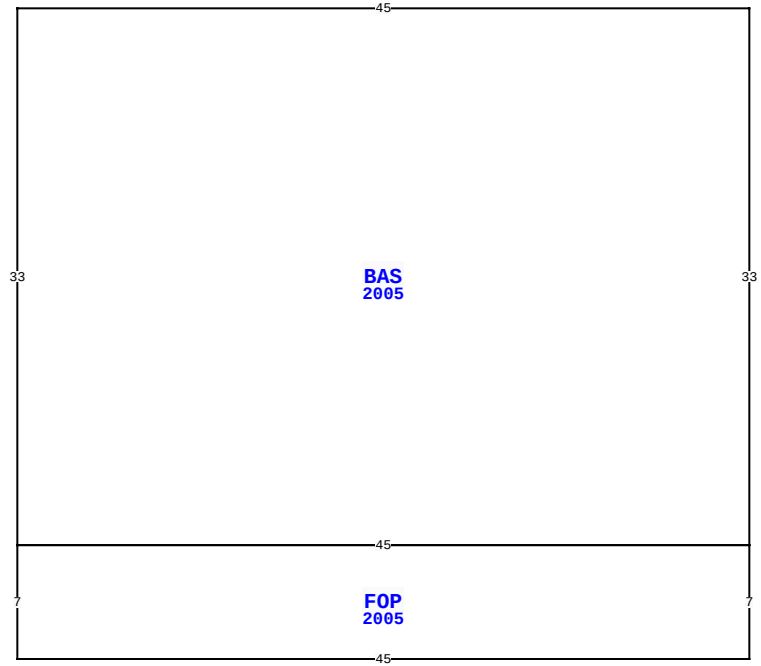
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	2005	1,485	175,946
FOP	315	30	2005	94	11,137
TOTALS	1,800			1,579	187,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,579	130.2030	130.20	205,586	2005	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1485 HX Base Yr



274402 MURRHEE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,083
TOTAL MARKET OB/XF VALUE	18,386
TOTAL LAND VALUE - MARKET	167,500
TOTAL MARKET VALUE	276,671
SOH/AGL Deduction	11,686
ASSESSED VALUE	264,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,985
TOTAL JUST VALUE	372,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413969	ELEC OTHER	2,000	12/01/2004
M0409089	H/AC	0	12/01/2004
B0413455	NEW CONSTR	101,160	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/1071	7/23/2020	WD	U	I	11	100
GRANTOR: HOGAN CYNTHIA W						
GRANTEE: HOGAN CYNTHIA W REV						
0455/0581	5/01/1985	WD	U	I		5,256
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W45 S33 FOP=[YR=2005] S7 E45 N7 W45 $ E45 N33 $.

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	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	2012	2012	3	50	1,560	
2	0351	CARPORT MT	0	0	50	30	1,500.00	SF	10.00	10.00	100	2019	2019	3	82	12,300	
3	0351	CARPORT MT	0	0	40	20	800.00	SF	6.90	6.90	100	2019	2019	3	82	4,526	

LAND DESCRIPTION

TOTAL OB/XF 18,386

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	3.25	AC		1.00	1.00	1.00	370.00	370.00	1,202							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	97,500							

REVIEW DATE 06/11/2020 BY TWA Total Acres: 5.25 Total Land Value: 71,202 Market: 97,500 Agricultural: 1,202 Common: 70,000 PRINTED 07/30/2025 BY SYS