NE1/4 OF SE1/4
IN OR 2733/203

CLARK TRUST/CLARK SHARON SUZANNE TRUSTEE
274479 MURRHEE RD
HILLIARD, FL 32046

2025

08-4N-24-0000-0004-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

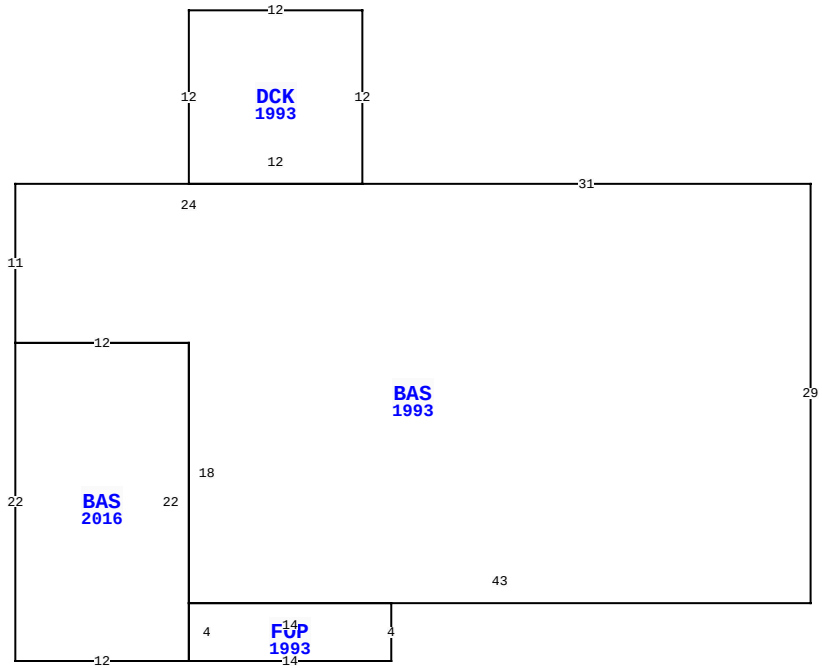
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,379	100	1993	1,379	199,287
BAS	264	100	2016	264	38,152
DCK	144	10	1993	14	2,024
FOP	56	30	1993	17	2,457
TOTALS	1,843			1,674	241,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,674	122.3250	161.47	270,301	1991	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2024 Heated Area: 1643 HX Base Yr 2024



274479 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		241,919
TOTAL MARKET OB/XF VALUE		2,603
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		289,522
SOH/AGL Deduction		18,188
ASSESSED VALUE		271,334
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		215,612
TOTAL JUST VALUE		289,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006069	REPAIR/RRF	7,980	04/19/2022
7064	NEW CONSTR	50,049	03/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/203	8/20/2024	QC	U	I	11	100
GRANTOR: CLARK SHARON SUZANNE						
GRANTEE: CLARK TRUST						
2615/1159	1/26/2023	WD	Q	I	01	330,000
GRANTOR: STROUD BARBARA A						
GRANTEE: CLARK SHARON SUZANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 DCK=[YR=1993] N12 W12 S12 E12$ W24 S11
BAS=[YR=2016] S22 E12 FOP=[YR=1993] E14 N4W14 S4$ N22 W12$
E12 S18 E43 N29$.

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	12	29	348.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,346	
2	1127	BRICK 8"	0	100	0	0	127.00	SF	11.00	11.00	100	1995	1995	3	90	1,257	

LAND DESCRIPTION

TOTAL OB/XF 2,603

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/13/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS