

IN OR 1254/1833 & OR 1254/1835
PARCELS 2-18 2-19 &
PARCEL 4-17 SEC 8

CHRIST MARK J & VIRGINIA A
274881 MURRHEE ROAD
HILLIARD, FL 32046-6648

2025

09-4N-24-0000-0002-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

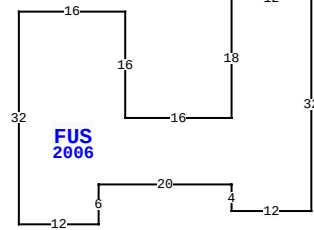
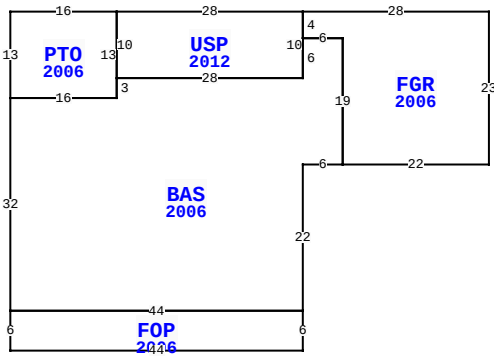
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	2006	1,606	180,689
FGR	530	55	2006	292	32,852
FOP	264	30	2006	79	8,888
FUS	1,032	100	2006	1,032	116,109
PTO	208	5	2006	10	1,125
USP	280	30	2012	84	9,451
TOTALS	3,920			3,103	349,114

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	617.00	SF	5.20
3	0940	SHEDS/PORT	0	100	20	16	320.00	SF	20.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.83

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,103	93.1500	122.96	381,545	2006	2006	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2007 Heated Area: 2638 HX Base Yr 2007												



274881 MURRHEE RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/21/2025 MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					349,114				
TOTAL MARKET OB/XF VALUE					7,418				
TOTAL LAND VALUE - MARKET					82,350				
TOTAL MARKET VALUE					438,882				
SOH/AGL Deduction					244,317				
ASSESSED VALUE					194,565				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					138,843				
TOTAL JUST VALUE					438,882				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					394,986				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18365	ADDITION	10,560	08/01/2006
M11326	MECH OTHER	0	04/01/2006
C16938	CO ISSUED	190,000	01/10/2006
B16938	NEW CONSTR	190,000	01/10/2006
P10549	OTHER	0	01/01/2006
R08795	REPAIR/RRF	5,000	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1254/1833	8/25/2004	WD	U	V	07	100	
GRANTOR:BRANTLEY CATHERINE D							
GRANTEE:CHRIST MARK J & VIR							
1230/0546	5/13/2004	WD	Q	V		35,000	
GRANTOR:BRANTLEY CATHERINE D							
GRANTEE:CHRIST MARK J & VIR							

BUILDING NOTES									
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BUILDING DIMENSIONS
FGR=[YR=2006] W28 USP=[YR=2012] W28 PTO=[YR=2006] W16 S13
BAS=[YR=2006] S32 FOP=[YR=2006] S6 E44 N6 W44 \$ E44 N22 E6
N19 W6 S6 W28S3 W16 \$ E16 N13\$ S10 E28 N10 \$ S4 E6 S19 E22
N23 \$ PTR= E20 FUS=[YR=2006] E16 S16 E16 N18 E12 S32 W12 N4
W20 S6 W12 N32 \$ W20 \$.