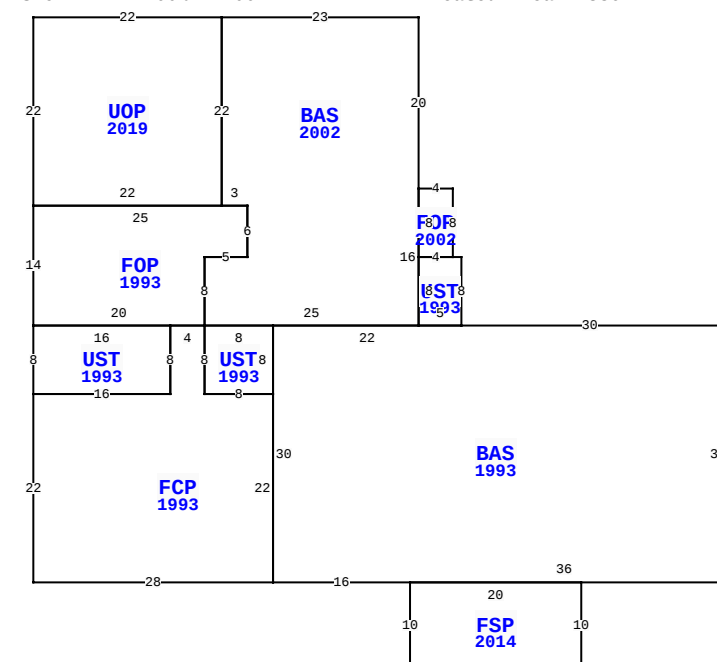


LEE H W L/E/
274033 MURREE ROAD
HILLIARD, FL 32046

16-4N-24-0000-0002-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 50								0900	01	2,933	88.4070	116.70	342,281	1970	1979		0	0	24.63	75.37	VALUATION BY								STANDARD								
Exterior Wall	20	FACE BRICK 50								2 SNGL FAM - 100% - 2002										Heated Area: 2386										HX Base Yr 2002									
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										350,260									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										30,196									
Interior Wall	05	DRYWALL 90																		TOTAL LAND VALUE - MARKET										511,155									
Interior Wall	04	PLYWOOD 10																		TOTAL MARKET VALUE										477,314									
Interior Floo	14	CARPET 90																		SOH/AGL Deduction										167,276									
Interior Floo	08	SHT VINYL 10																		ASSESSED VALUE										310,038									
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE										HX HB 50,722									
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE										259,316									
Bedrooms	03	3 100																		TOTAL JUST VALUE										891,611									
Bathrooms	02	2 100																		NCON VALUE										0									
Frame	02	WOOD FRAME 100								INCOME VALUE																													
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										785,455																			
Units	00	0 100																																					
Occupancy	00	NONE 100																																					
Quality		01	Quality Level 01																																				
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	1,560	100	1993	1,560	137,213																																		
BAS	826	100	2002	826	72,652																																		
FCP	648	25	1993	162	14,249																																		
FOP	310	30	1993	93	8,180																																		
FOP	32	30	2002	10	880																																		
FSP	200	40	2014	80	7,037																																		
UOP	484	20	2019	97	8,532																																		
UST	40	45	1993	18	1,584																																		
UST	64	45	1993	29	2,551																																		
UST	128	45	1993	58	5,102																																		
TOTALS	4,292			2,933	257,977																																		
EXTRA FEATURES										274033 MURREE RD, HILLIARD																													
										BLD DATE										LGL DATE																			
										XF DATE										LAND DATE																			
										INC DATE										AG DATE																			
																				05/09/2025 MLU																			
																				01/28/2025 KBA																			
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	0681	POLE SHED	0	100	26	60	1,560.00	SF	11.25	11.25	100	1986	1986	3	20	3,510																							
2	0681	POLE SHED	0	100	62	72	4,464.00	SF	11.25	11.25	100	1983	1983	3	20	10,044																							
3	0681	POLE SHED	0	100	30	17	510.00	SF	11.25	11.25	100	1993	1993	3	20	1,148																							
4	0752	USP	0	100	30	20	600.00	SF	11.25	11.25	100	2010	2010	3	56	3,780																							
5	0680	POLE SHED	0	100	41	33	1,353.00	SF	10.00	10.00	100	2001	2001	3	28	3,788																							
6	0810	CONCRETE A	0	100	19	12	228.00	SF	6.50	6.50	100	2001	2001	3	79	1,171																							
7	0681	POLE SHED	0	100	60	27	1,620.00	SF	11.25	11.25	100	1999	1999	3	26	4,739																							
8	0681	POLE SHED	0	100	30	8	240.00	SF	15.00	15.00	100	2010	2010	3	56	2,016																							
LAND DESCRIPTION										TOTAL OB/XF										30,196																			
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															
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						
2	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	58.21	AC		1.00	1.00	1.00	370.00	370.00	21,538																						
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	190.00	190.00	2,090																						
5	005970	A	AGRICULTURAL	0		OR	0.00	0.00	4.11	AC		1.00	1.00	1.00	70.00	70.00	288																						
6	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	525.00	525.00	992																						
REVIEW DATE	11/07/2022	BY	WW	Total Acres: 82.21			Total Land Value: 96,858			Market: 441,155			Agricultural: 26,858			Common: 70,000			PRINTED 07/30/2025 BY SYS																				

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