SW1/4 OF NW1/4
IN OR 566 PG 191
EX R/W IN OR 634/183

MCLENDON ERIC PAUL
3826 COLONY TRAIL
HILLIARD, FL 32046

**2025**

**16-4N-24-0000-0004-0090**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

MURRHEE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 960 |
| TOTAL LAND VALUE - MARKET | 127,530 |
| TOTAL MARKET VALUE | 128,490 |
| SOH/AGL Deduction | 42,528 |
| ASSESSED VALUE | 85,962 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 85,962 |
| TOTAL JUST VALUE | 128,490 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 125,220 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R992134 | REPAIR/RRF | 11,000 | 11/01/1999 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2169/1806 | 1/04/2018 | QC | U | I | 11 | 100 |
| GRANTOR: MURRHEE FRANCES J | | | | | | |
| GRANTEE: MCLENDON ERIC PAUL | | | | | | |
| 0566/0191 | 3/27/1989 | WD | Q | V | 01 | 100 |
| GRANTOR: MURRHEE ROY & GLADYS | | | | | | |
| GRANTEE: MURRHEE JOHN & F J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0370 | CHICKEN HS | 0 | 0 | 400 | 30 | 12,000.00 | SF | 0.40 | 0.40 | 100 | 1982 | 1982 | 3 | 20 | 960 | |

### LAND DESCRIPTION

TOTAL OB/XF 960

| 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 | 0 | | OR | 0.00 | 0.00 | 6.54 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 127,530 | | | | | | | |

REVIEW DATE 06/04/2021 BY TWA Total Acres: 6.54 Total Land Value: 127,530 Market: 0 Agricultural: 0 Common: 127,530 PRINTED 07/30/2025 BY SYS