PT OF N1/2 OF SW1/4
PT OR 762 PG 1465

COLTRANE REVIS B & RENEE SUSAN
273534 MURRHEE ROAD
HILLIARD, FL 32046

2025

16-4N-24-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

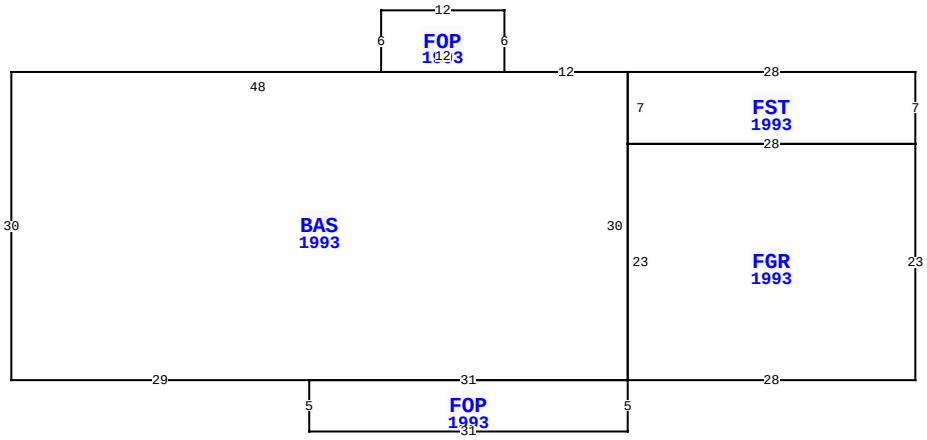
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,800	100	1993	1,800	119,714
FGR	644	55	1993	354	23,544
FOP	72	30	1993	22	1,463
FOP	155	30	1993	46	3,059
FST	196	55	1993	108	7,183
TOTALS	2,867			2,330	154,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,330	96.0400	96.04	223,773	1967	1967	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1800 HX Base Yr 1997



273534 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		154,963
TOTAL MARKET OB/XF VALUE		1,694
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		203,907
SOH/AGL Deduction		100,679
ASSESSED VALUE		103,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,506
TOTAL JUST VALUE		203,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R985275	REPAIR/RRF	2,100	08/01/1998
3812	H/AC	1,800	06/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/1465	6/12/1996	WD	U	I	09	85,000
GRANTOR: WIEBE DANIEL G & BETT						
GRANTEE: COLTRANE REVIS & RE						
0672/0482	12/17/1992	WD	Q	I		50,000
GRANTOR: DIXON SUSAN P						
GRANTEE: WIEBE DANIEL G & BE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W28 BAS=[YR=1993] W12 FOP=[YR=1993] N6 W12 S6 E12$ W48 S30 E29 FOP=[YR=1993] S5 E31 N5FGR=[YR=1993] E28 N23 W28 S23$ W31$ E31 N30$ S7 E28 N7$.

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	0812	CONCRETE C	0	100	0	0	1,412.00	SF	4.00	4.00	100	1980	1980	3	30	1,694	

LAND DESCRIPTION

TOTAL OB/XF 1,694

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	1.05	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,250							

REVIEW DATE 03/27/2024 BY WWA Total Acres: 1.05 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 07/30/2025 BY SYS