PT OF SW1/4
IN OR 2357/96
ESMT PT OR 1886/287

PRICE WILLIAM & MORGAN
272977 MURRHEE ROAD
HILLIARD, FL 32046

2025

16-4N-24-0000-0006-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

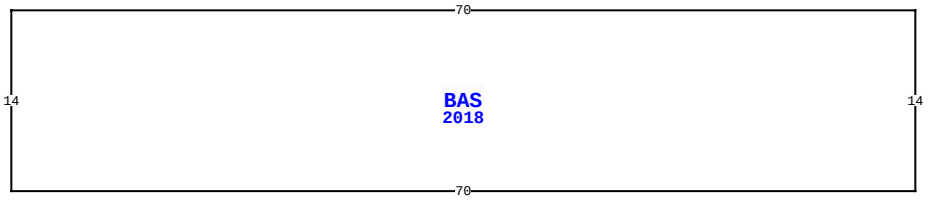
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	2018	980	24,440
TOTALS	980			980	24,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	980	97.8000	83.13	81,467	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 980 HX Base Yr



272977 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	24,440
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	348,000
TOTAL MARKET VALUE	375,240
SOH/AGL Deduction	130,725
ASSESSED VALUE	244,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,515
TOTAL JUST VALUE	375,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009365	CO ISSUED	0	09/14/2018
18008387	MH MOVE-ON	0	08/16/2018
B1429126	DEMOLITION	101	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/0096	4/20/2020	WD	Q	I	01	165,600
GRANTOR: WELLS JOHN C						
GRANTEE: PRICE WILLIAM & MOR						
1886/0284	10/17/2013	WD	Q	V	02	116,400
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: WELLS JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W70 S14 E70 N14$.

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	9001	CONTANR 40	0	0	0	0	2.00	UT	1,400.00	1,400.00	100	2013	2013	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0007	OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	348,000							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 24.00 Total Land Value: 348,000 Market: 0 Agricultural: 0 Common: 348,000 PRINTED 07/30/2025 BY SYS