TRACT 1 SEC 16-4N-24
IN OR 2800/208 AS TO PAR 10
BRANTLEY FARMS PB 5/97

SUMMEY ROBERT D & CANDICE LEIGH
15127 N MAIN ST
JACKSONVILLE, FL 32218

2025

16-4N-24-0180-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

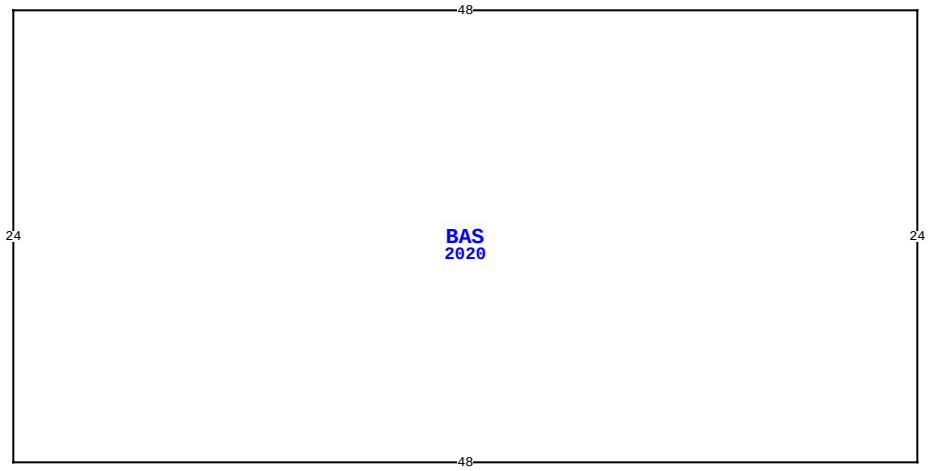
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2020	1,152	31,740
TOTALS	1,152			1,152	31,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	114.8000	91.84	105,800	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



273595 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	31,740
TOTAL MARKET OB/XF VALUE	1,296
TOTAL LAND VALUE - MARKET	74,250
TOTAL MARKET VALUE	107,286
SOH/AGL Deduction	32,666
ASSESSED VALUE	74,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,620
TOTAL JUST VALUE	107,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023857	MH MOVE-ON	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/208	6/12/2025	WD	U	I	11	100
GRANTOR: SUMMEY ROBERT D						
GRANTEE: SUMMEY ROBERT D & C						
2286/1570	7/02/2019	QC	U	I	11	100
GRANTOR: SUMMEY NEAD BENJAMINE						
GRANTEE: SUMMEY ROBERT D & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W48 S24 E48 N24$.

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	0752	USP	0	0	20	9	180.00	SF	15.00	15.00	100	2008	2008	3	48	1,296	

LAND DESCRIPTION

TOTAL OB/XF 1,296

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	0006	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	45,000.00	45,000.00	74,250							

REVIEW DATE 06/04/2021 BY TWA Total Acres: 1.65 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 07/30/2025 BY SYS