LOT 5
BRANTLEY FARMS PB 5/97

NEWMAN CHARLOTTE ELAINE
2182 SAYE DR
JACKSONVILLE, FL 32225

2025

16-4N-24-0180-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

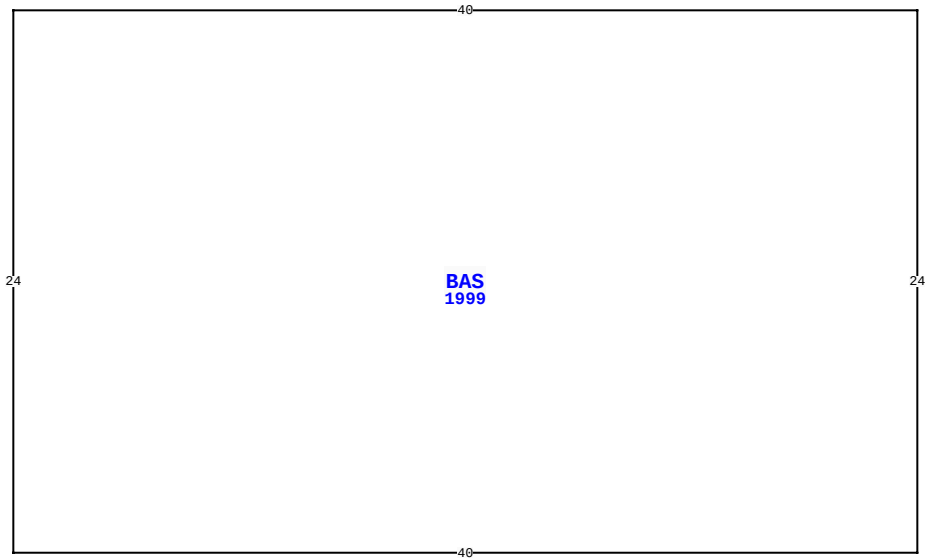
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1999	960	36,720
TOTALS	960			960	36,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	159.3800	127.50	122,400	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



273471 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	36,720
TOTAL MARKET OB/XF VALUE	878
TOTAL LAND VALUE - MARKET	74,250
TOTAL MARKET VALUE	111,848
SOH/AGL Deduction	38,655
ASSESSED VALUE	73,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,193
TOTAL JUST VALUE	111,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992546	MH MOVE-ON	0	10/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/596	6/12/2025	FJ	U	I	11	0
GRANTOR: HANNAH CLYDE C JR EST						
GRANTEE: NEWMAN CHARLOTTE EL						
0837/0581	6/11/1998	QC	Q	V	06	100
GRANTOR: AVANT JAMES L						
GRANTEE: HANNAH CLYDE C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S24 E40 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	0940	SHEDS/PORT	0	0	12	8	96.00	SF	20.10	20.10	100	1988	1988	3	20	386	
2	1242	WD DECK A	0	0	20	6	120.00	SF	5.00	5.00	100	2019	2019	3	82	492	

LAND DESCRIPTION

TOTAL OB/XF 878

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 05/06/2020 BY TWA Total Acres: 1.65 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 07/30/2025 BY SYS