TRACTS 11 & 10 SEC 16-4N-24
IN OR 2006/1016 & OR 2016/1018
BRANTLEY FARMS PB 5/97

TANNER ELLA I/RATLIFF JERRY RAY
273297 MURRHEE RD
HILLIARD, FL 32046

2025

16-4N-24-0180-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

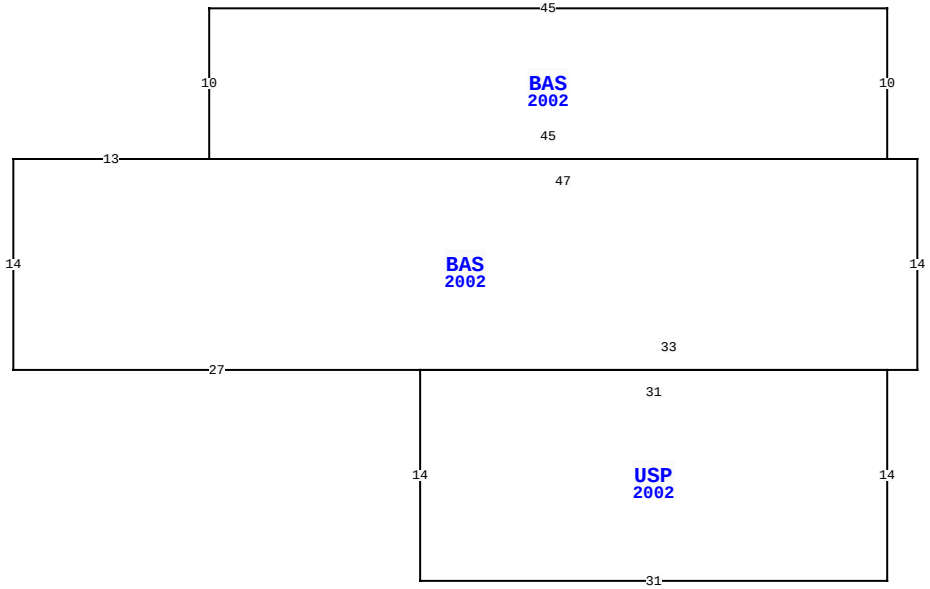
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2002	450	11,124
BAS	840	100	2002	840	20,765
USP	434	50	2002	217	5,364
TOTALS	1,724			1,507	37,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,507	103.0000	82.40	124,177	1981	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1290 HX Base Yr 2003



273297 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		37,253
TOTAL MARKET OB/XF VALUE		14,611
TOTAL LAND VALUE - MARKET		93,000
TOTAL MARKET VALUE		144,864
SOH/AGL Deduction		87,468
ASSESSED VALUE		57,396
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		27,396
TOTAL JUST VALUE		144,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13323	OTHER	0	07/01/2008
M13932	MECH OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1016	9/24/2015	QC	U	I	11	100
GRANTOR: TANNER ALBERT JR & EL						
GRANTEE: TANNER ALBERT JR &						
0668/0907	10/16/1992	WD	Q	V	01	100
GRANTOR: TANNER ALBERT JR						
GRANTEE: TANNER ALBERT JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W45 S10 BAS=[YR=2002] W13 S14 E27 USP=[YR=2002] S14 E31 N14 W31$ E33 N14 W47$ E45 N10$.

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	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
2	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	1995	1995	3	20	480	
3	0510	GARAGE WD-	0	100	16	16	256.00	SF	26.95	26.95	100	1995	1995	3	20	1,380	
4	0350	CARPORT WD	0	100	16	12	192.00	SF	8.58	8.58	100	1995	1995	3	20	329	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	12.00	12.00	100	1990	1990	3	20	230	

LAND DESCRIPTION

TOTAL OB/XF 14,611

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	3.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	93,000							

REVIEW DATE 06/11/2020 BY TWA Total Acres: 3.10 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 07/30/2025 BY SYS