TRACT 14 SEC 16-4N-24
IN OR 835/1736
BRANTLEY FARMS PB 5/97

FORRESTER PAUL R & BARBARA JO
273185 MURRHEE ROAD
HILLIARD, FL 32046

2025

16-4N-24-0180-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	6,912
TOTAL LAND VALUE - MARKET	69,750
TOTAL MARKET VALUE	76,662
SOH/AGL Deduction	30,865
ASSESSED VALUE	45,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,797
TOTAL JUST VALUE	76,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/1736	6/02/1998	WD	Q	V		14,000
GRANTOR: RICAFRENTE RICHARD J						
GRANTEE: FORRESTER PAUL & BA						
0602/0785	7/20/1990	WD	Q	V		7,900
GRANTOR: POWELL H C & THELMA						
GRANTEE: RICAFRENTE RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	40	24	960.00	SF	15.00	15.00	100	2008	2008	3	48	6,912	

LAND DESCRIPTION

TOTAL OB/XF 6,912

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	1.55	AC		1.00	1.00	1.00	45,000.00	45,000.00	69,750							

REVIEW DATE 06/04/2021 BY TWA Total Acres: 1.55 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750 PRINTED 07/30/2025 BY SYS