TRACT 15 SEC 16-4N-24
IN OR 543 PG 72
R433609 & R433610

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

2025

16-4N-24-0180-0015-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

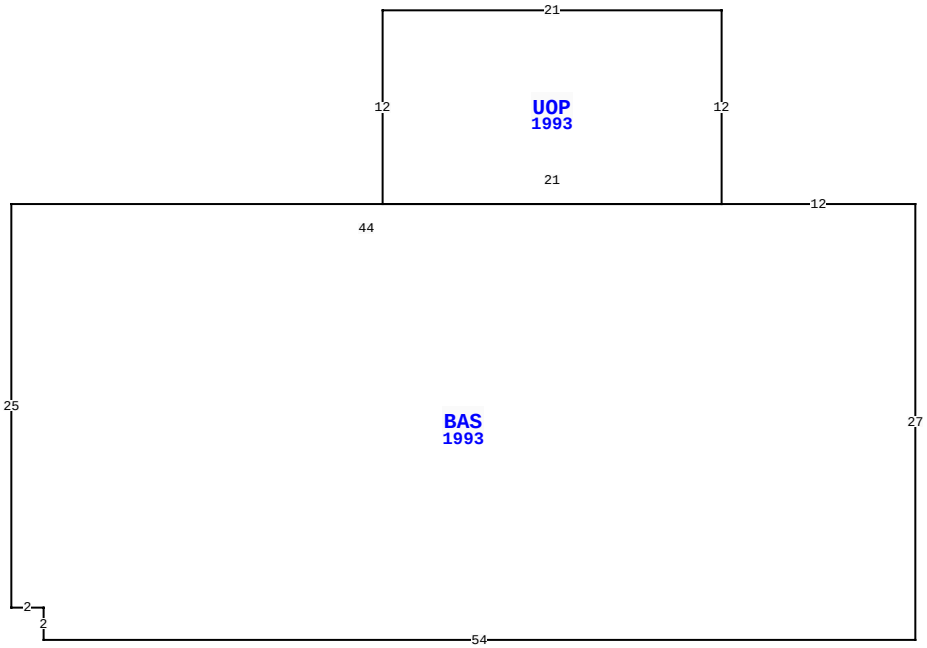
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,508	100	1993	1,508	75,154
UOP	252	25	1993	63	3,140
TOTALS	1,760			1,571	78,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,571	148.3200	118.66	186,415	1989	1999	0	0	0	58.00	42.00

1 M/H 93- – 100% - 0 Heated Area: 1508 HX Base Yr 1991



273185 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		78,294
TOTAL MARKET OB/XF VALUE		25,478
TOTAL LAND VALUE - MARKET		69,750
TOTAL MARKET VALUE		173,522
SOH/AGL Deduction		121,131
ASSESSED VALUE		52,391
TOTAL EXEMPTION VALUE	HX HB	27,391
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		173,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951928	NEW CONSTR	0	06/01/1995
7523	MH MOVE-ON	36,000	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0543/0072	5/12/1988	WD	Q	V		9,500
GRANTOR: SHEFFIELD WM F						
GRANTEE: FORRESTER PAUL R						
0517/0557	5/13/1987	MS	U	V		199,000
GRANTOR: BRANTLEY LEWIS						
GRANTEE: SHEFFIELD WM F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UOP=[YR=1993] N12 W21 S12 E21$ W44 S25 E2 S2 E54 N27 $.

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	0200	BARN WD 0-	0	100	30	35	1,050.00	SF	20.00	20.00	100	1993	1993	3	20	4,200	
2	0350	CARPORT WD	0	100	35	30	1,050.00	SF	13.00	13.00	100	2016	2016	3	70	9,555	
3	0812	CONCRETE C	0	100	0	0	2,178.00	SF	4.00	4.00	100	2008	2008	3	88	7,667	
4	0351	CARPORT MT	0	100	26	24	624.00	SF	10.00	10.00	100	2015	2015	3	65	4,056	

LAND DESCRIPTION

TOTAL OB/XF 25,478

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	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