TRACT 18 SEC 21-4N-24
BRANTLEY FARMS PB 5/97

GORMAN ROBERT III
54259 TURNING LEAF LN
CALLAHAN, FL 32011

2025

16-4N-24-0180-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

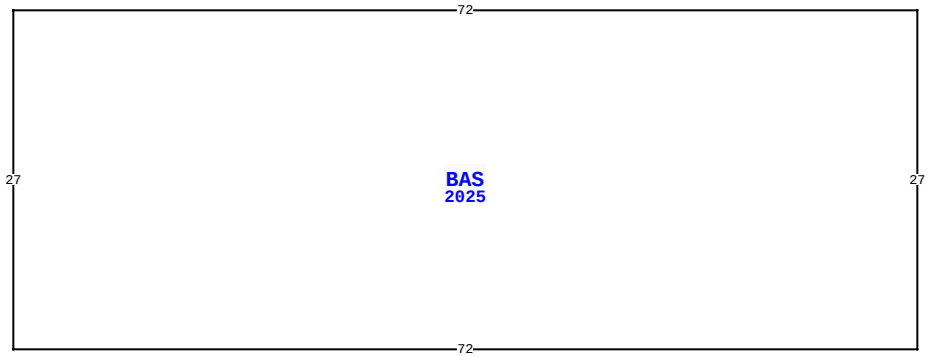
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2025	1,944	189,107
TOTALS	1,944			1,944	189,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	115.6000	98.26	191,017	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2025 Heated Area: 1944 HX Base Yr



273099 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	207,235
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	69,750
TOTAL MARKET VALUE	276,985
SOH/AGL Deduction	13,204
ASSESSED VALUE	263,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,781
TOTAL JUST VALUE	276,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009669	REPLACEMENT MANUF	0	08/21/2024
MH240004682	REPLACEMENT MANUF	0	04/23/2024
22002526	GARAGE	23,600	02/15/2022
2011423	CO ISSUED	0	11/19/2020
20007290	MOBILE HM	0	08/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/1891	4/24/2020	WD	Q	V	02	35,000
GRANTOR: ARELLANO PEDRO IVAN						
GRANTEE: GORMAN ROBERT III						
1636/1316	8/26/2009	QC	U	I	11	100
GRANTOR: ARELLANO JUAN N						
GRANTEE: ARELLANO PEDRO IVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] S27 E72 N27 W72 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/16/2024 BY WWA Total Acres: 1.55 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

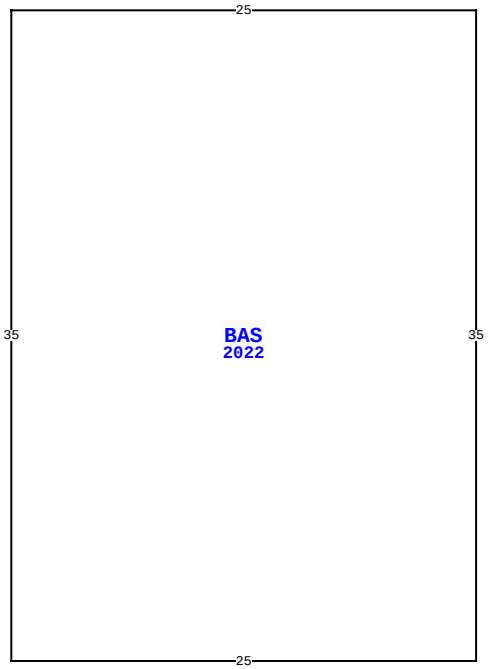
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	2022	875	18,128
TOTALS	875			875	18,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	875	57.1320	21.14	18,498	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 0 Heated Area: 875 HX Base Yr



273099 MURRHEE RD, HILLIARD

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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S35 E25 N35$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/16/2024 BY WWA Total Acres: 1.55 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750 PRINTED 07/30/2025 BY SYS