TRACT 23 SEC 21-4N-24
IN OR 1533/905
R359399 & R359400

DUNN TARA C & CHRISTOPHER S
272947 MURRHEE ROAD
HILLIARD, FL 32046

2025

16-4N-24-0180-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

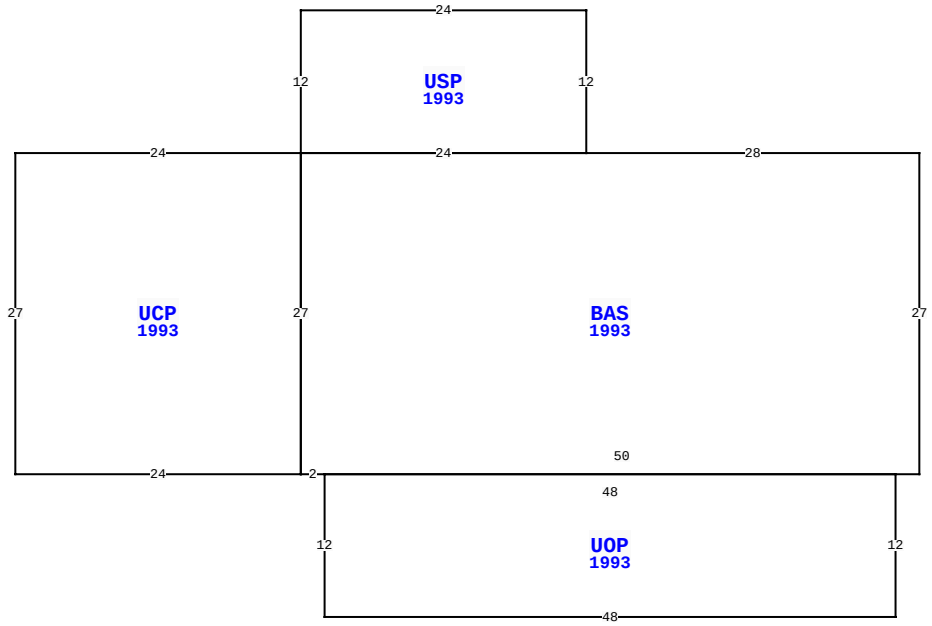
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	36,257
UCP	648	20	1993	130	3,357
UOP	576	25	1993	144	3,719
USP	288	50	1993	144	3,719
TOTALS	2,916			1,822	47,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,822	107.6000	86.08	156,838	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1404 HX Base Yr 2004



272947 MURRHEE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		47,051
TOTAL MARKET OB/XF VALUE		4,160
TOTAL LAND VALUE - MARKET		69,750
TOTAL MARKET VALUE		120,961
SOH/AGL Deduction		81,321
ASSESSED VALUE		39,640
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,640
TOTAL JUST VALUE		120,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6038	XFOB	4,896	10/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/0906	11/01/2007	QC	U	I	07	100
GRANTOR: CARVER FLOYCE E & EDN						
GRANTEE: CARVER FLOYCE E & E						
1533/0905	11/01/2007	QC	Q	I	06	25,000
GRANTOR: CARVER FLOYCE E ETAL						
GRANTEE: DUNN TARA C & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 USP=[YR=1993] N12 W24 S12 UCP=[YR=1993] W24 S27 E24 N27$ E24$ W24 S27 E2 UOP=[YR=1993] S12 E48 N12 W48$ E50 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	0510	GARAGE WD-	0	100	16	16	256.00	SF	26.95	26.95	100	1988	1988	3	20	1,380	
2	1242	WD DECK A	0	100	10	17	170.00	SF	10.00	10.00	100	1989	1989	3	20	340	
3	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1988	1988	3	20	480	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 4,160

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 04/08/2024 BY WWA Total Acres: 1.55 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750 PRINTED 07/30/2025 BY SYS