TRACT 24 SEC 21-4N-24
IN OR 698 PG 1791 R278076
BRANTLEY FARMS PB 5/97

CARVER FLOYCE E & EDNA B
272919 MURRHEE ROAD
HILLIARD, FL 32046

2025

16-4N-24-0180-0024-0000

BUILDING CHARACTERISTICS

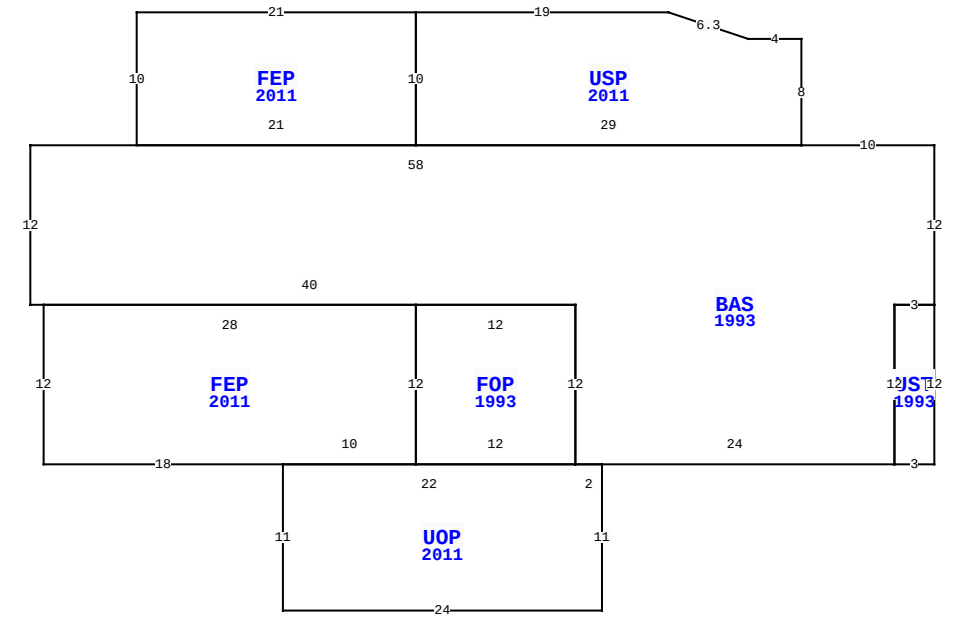
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	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	1,104	100	1993	1,104	30,894
FEP	210	85	2011	178	4,981
FEP	336	85	2011	286	8,003
FOP	144	30	1993	43	1,203
UOP	264	25	2011	66	1,847
USP	276	50	2011	138	3,862
UST	36	55	1993	20	560
TOTALS	2,370			1,835	51,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,835	116.6000	93.28	171,169	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1568 HX Base Yr 2004



272919 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		51,351
TOTAL MARKET OB/XF VALUE		2,095
TOTAL LAND VALUE - MARKET		69,750
TOTAL MARKET VALUE		123,196
SOH/AGL Deduction		80,163
ASSESSED VALUE		43,033
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		13,033
TOTAL JUST VALUE		123,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6412	REPAIR/RRF	8,000	04/17/1990
6065	XFOB	4,284	10/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0698/1791	2/23/1994	WD	Q	I	01	100
GRANTOR: BREWER KATHERINE P						
GRANTEE: CARVER FLOYCE & EDN						
0513/0326	3/19/1987	WD	Q	V		9,500
GRANTOR: SHEFFIELD & BRANTLEY						
GRANTEE: BREWER WM & K P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=2011] N8 W4 U2 L6 W19
FEP=[YR=2011] W21 S10 E21 N10$ S10 E29$ W58 S12 E1
FEP=[YR=2011] S12 E18 UOP=[YR=2011] S11 E24 N11 W2
FOP=[YR=1993] N12 W12 S12 E12$ W22$ E10 N12 W28$ E40 S12 E24
UST=[YR=1993] E3 N12 W3 S12$ N12 E3 N12$.

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	0351	CARPORT MT	0	100	30	30	900.00	SF	6.60	6.60	100	1999	1999	3	20	1,188	
2	0351	CARPORT MT	0	100	18	24	432.00	SF	5.60	5.60	100	1999	1999	3	20	484	
3	0351	CARPORT MT	0	100	18	21	378.00	SF	5.60	5.60	100	1999	1999	3	20	423	

LAND DESCRIPTION

TOTAL OB/XF 2,095

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