LOT 9
LAKE HAMPTON HILLS PB 6/2
ESMT IN OR 2403-1709

REEVES KELLEY ANN MURRAY
553880 US HWY 1
HILLIARD, FL 32046

2025

19-4N-24-1212-0009-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

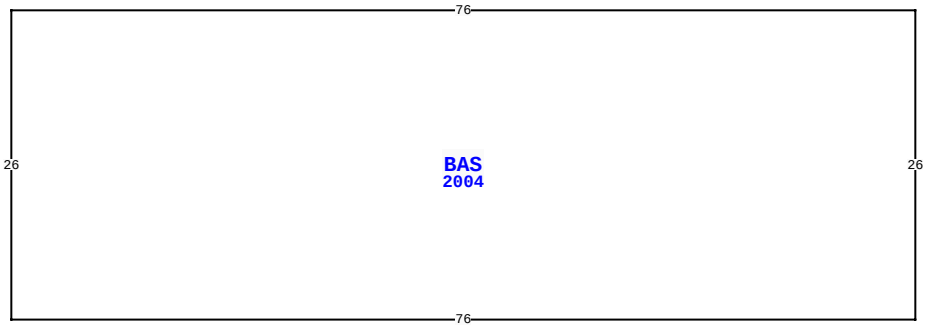
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2004	1,976	132,386
TOTALS	1,976			1,976	132,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	151.5800	128.84	254,588	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2023 Heated Area: 1976 HX Base Yr 2023



553880 US HWY 1, 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		132,386
TOTAL MARKET OB/XF VALUE		941
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		180,127
SOH/AGL Deduction		22,166
ASSESSED VALUE		157,961
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,239
TOTAL JUST VALUE		180,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044431	MH MOVE-ON	0	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/0050	1/09/2023	QC	U	I	11	100
GRANTOR: MURRAY CODY						
GRANTEE: MURRAY KELLEY ANN						
2602/0477	10/28/2022	WD	Q	I	01	210,000
GRANTOR: SIMS JOSHUA A						
GRANTEE: MURRAY KELLEY ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S26 E76 N26$.

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	0751	UOP	0	100	14	12	168.00	SF	10.00	10.00	100	2010	2010	3	56	941	

LAND DESCRIPTION

TOTAL OB/XF 941

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		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE 07/29/2020 BY TWA Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS