PT OF GOVT LOT 4
IN OR 1036/420
2002 MERT DW/MH

TURNBULL JANICE C
272895 MURRHEE ROAD
HILLIARD, FL 32046

2025

21-4N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

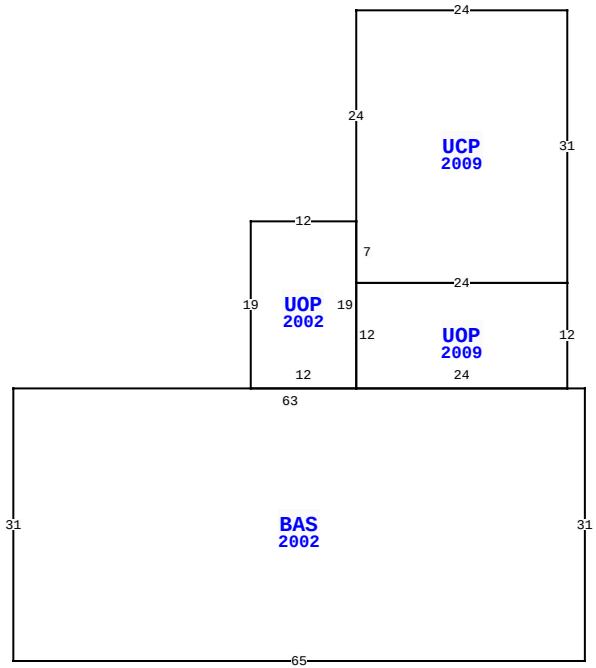
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,015	100	2002	2,015	146,859
UCP	744	20	2009	149	10,859
UOP	228	25	2002	57	4,155
UOP	288	25	2009	72	5,248
TOTALS	3,275			2,293	167,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,293	147.8400	125.66	288,138	2002	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2003 Heated Area: 2015 HX Base Yr 2003



272895 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		167,120
TOTAL MARKET OB/XF VALUE		4,973
TOTAL LAND VALUE - MARKET		83,250
TOTAL MARKET VALUE		255,343
SOH/AGL Deduction		163,570
ASSESSED VALUE		91,773
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		36,051
TOTAL JUST VALUE		255,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22445	ADDITION	10,530	05/01/2009
R11858	REPAIR/RRF	1,000	05/01/2009
E029144	MH MOVE-ON	0	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/0420	2/08/2002	WD	Q	V		22,000
GRANTOR: STROUD JAMES A & BARB						
GRANTEE: TURNBULL WAYNE & JA						
0608/0528	9/24/1990	WD	U	V	07	100
GRANTOR: YOUNG ROBT & HELEN						
GRANTEE: STROUD JAMES & B A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 UOP=[YR=2009] N12 UCP=[YR=2009] N31 W24 S24 UOP=[YR=2002] W12 S19 E12 N19$ S7 E24$ W24 S12 E24$ W63 S31 E65 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0681	POLE SHED	0	100	24	15	360.00	SF	11.25	11.25	100	2006	2006	3	40	1,620	
3	1242	WD DECK A	0	100	20	12	240.00	SF	7.50	7.50	100	2004	2004	3	21	378	

LAND DESCRIPTION

TOTAL OB/XF 4,973

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	1.85	AC		1.00	1.00	1.00	45,000.00	45,000.00	83,250							

REVIEW DATE 06/11/2020 BY TWA Total Acres: 1.85 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 07/30/2025 BY SYS