PT OF LOT 5
IN OR 1979/259 BEING PARCEL D

KING SHAUN ALAN & AMBER NICOLE
272861 MURRHEE RD
HILLIARD, FL 32046

2025

21-4N-24-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

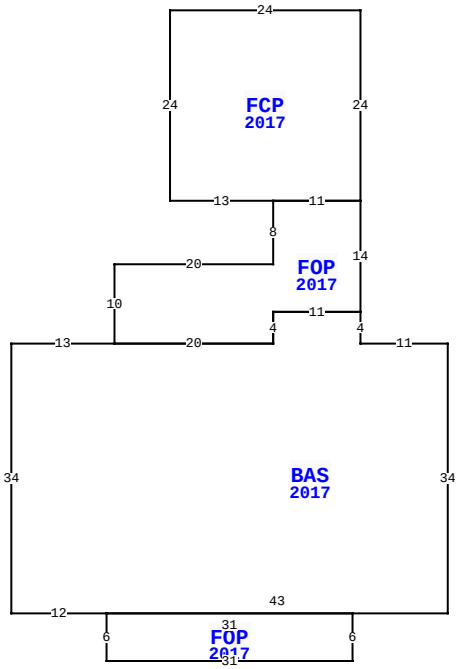
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	2017	1,914	252,680
FCP	576	25	2017	144	19,010
FOP	186	30	2017	56	7,393
FOP	354	30	2017	106	13,994
TOTALS	3,030			2,220	293,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,220	103.1058	136.10	302,142	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 1914 HX Base Yr 2019



272861 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,863
TOTAL MARKET OB/XF VALUE		7,285
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		421,148
SOH/AGL Deduction		152,480
ASSESSED VALUE		268,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,946
TOTAL JUST VALUE		421,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006642	GARAGE	8,000	06/21/2019
161462	CO ISSUED	0	03/16/2017
B1632784	NEW CONSTR	239,935	08/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1979/0259	5/11/2015	WD	U	V	37	25,000

GRANTOR: GALLOPS HENRY M SR &
GRANTEE: KING SHAUN ALAN & A

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2017] W24 S24 E13 FOP=[YR=2017] S8 W20 S10
BAS=[YR=2017] W13 S34 E12 FOP=[YR=2017] S6 E31 N6 W31$ E43
N34 W11 N4 W11 S4 W20$ E20 N4 E11 N14 W11$ E11 N24$.

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	0811	CONCRETE B	0	100	24	24	576.00	SF	5.20	5.20	100	2017	2017	3	96	2,875	
2	0812	CONCRETE C	0	100	45	25	1,125.00	SF	4.00	4.00	100	2020	2020	3	98	4,410	

LAND DESCRIPTION

TOTAL OB/XF 7,285

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	3.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	108,000							

REVIEW DATE 03/17/2020 BY TW Total Acres: 3.60 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 5
IN OR 1979/259 BEING PARCEL D

KING SHAUN ALAN & AMBER NICOLE
272861 MURRHEE RD
HILLIARD, FL 32046

2025

21-4N-24-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

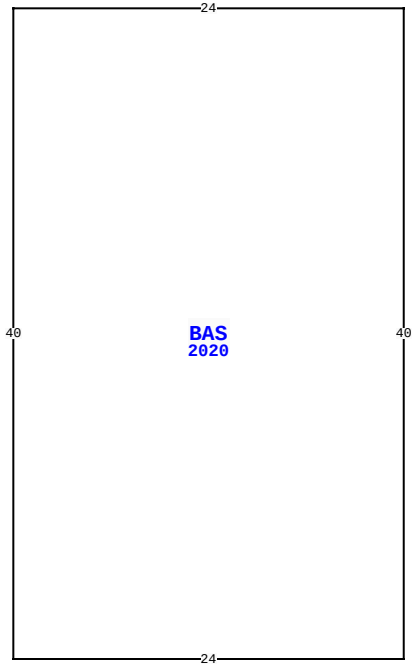
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2020	960	12,785
TOTALS	960			960	12,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	960	55.0800	14.32	13,747	2020	2020	0	0	0	7.00	93.00

2 BARNS – 100% - 2019 Heated Area: 960 HX Base Yr 2019



272861 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,863
TOTAL MARKET OB/XF VALUE		7,285
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		421,148
SOH/AGL Deduction		152,480
ASSESSED VALUE		268,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,946
TOTAL JUST VALUE		421,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1979/0259	5/11/2015	WD	U	V	37	25,000

GRANTOR: GALLOPS HENRY M SR &
GRANTEE: KING SHAUN ALAN & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S40 E24 N40$.

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 03/17/2020 BY TW Total Acres: 3.60 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 07/30/2025 BY SYS