PT GOVT LOT 5 OF SEC 21-4N-24E
IN OR 2116/717

GORDON ALTON C & SANDRA E
272785 MURRHEE RD
HILLIARD, FL 32046

2025

21-4N-24-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

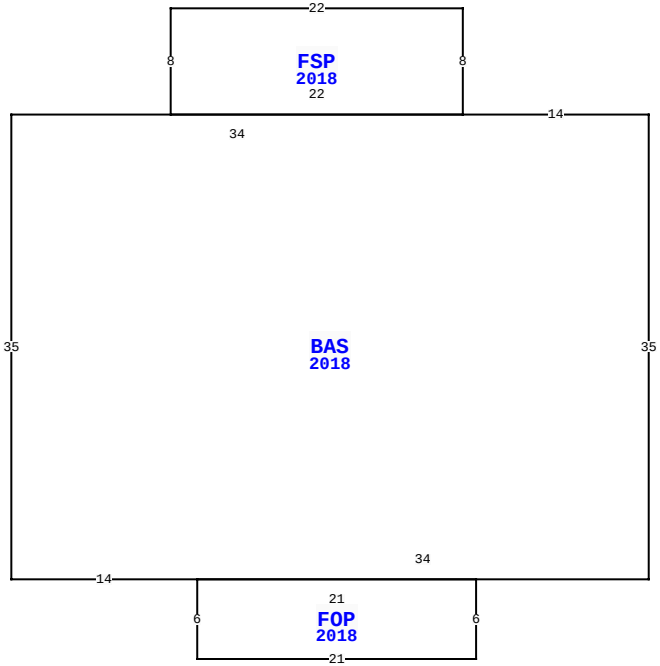
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2018	1,680	212,678
FOP	126	30	2018	38	4,811
FSP	176	40	2018	70	8,862
TOTALS	1,982			1,788	226,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,788	129.8350	129.84	232,154	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1680 HX Base Yr 2019



272785 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		245,803
TOTAL MARKET OB/XF VALUE		14,515
TOTAL LAND VALUE - MARKET		111,690
TOTAL MARKET VALUE		372,008
SOH/AGL Deduction		142,093
ASSESSED VALUE		229,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,193
TOTAL JUST VALUE		372,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003098	CARPORT	27,532	04/16/2018
18001093	CO ISSUED	0	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/0717	4/14/2017	WD	U	V	11	100
GRANTOR: GALLOPS HENRY M SR &						
GRANTEE: GORDON ALTON C & SA						
2076/1536	10/10/2016	WD	P	V	98	30,000
GRANTOR: GALLOPS HENRY M SR &						
GRANTEE: GORDON ALTON C & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FSP=[YR=2018] N8 W22 S8 E22$ W34 S35 E14
FOP=[YR=2018] S6 E21 N6 W21$ E34 N35$.

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	0681	POLE SHED	0	100	48	24	1,152.00	SF	15.00	15.00	100	2018	2018	3	84	14,515	

LAND DESCRIPTION

TOTAL OB/XF 14,515

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	3.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	111,690							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 3.72 Total Land Value: 111,690 Market: 0 Agricultural: 0 Common: 111,690 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	06	Quality Level 06

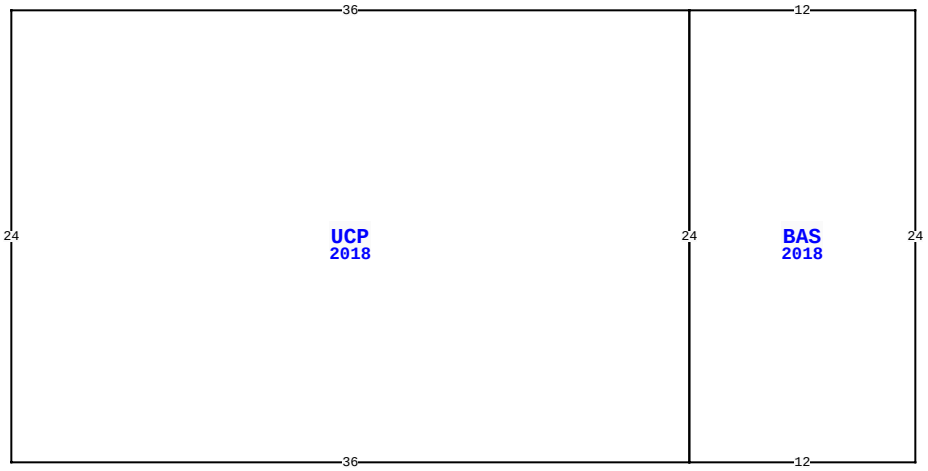
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2018	288	12,154
UCP	864	20	2018	173	7,301
TOTALS	1,152			461	19,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	461	58.1900	21.53	9,925	2018	2018	0	0	196	6.00	196.00

2 GARAGE RES – 100% - 2019 Heated Area: 288 HX Base Yr 2019



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GRANTOR: GALLOPS HENRY M SR &						
GRANTEE: GORDON ALTON C & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 UCP=[YR=2018] W36 S24 E36 N24$ S24 E12 N24$.

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 02/29/2024 BY WWA Total Acres: 3.72 Total Land Value: 111,690 Market: 0 Agricultural: 0 Common: 111,690 PRINTED 07/30/2025 BY SYS