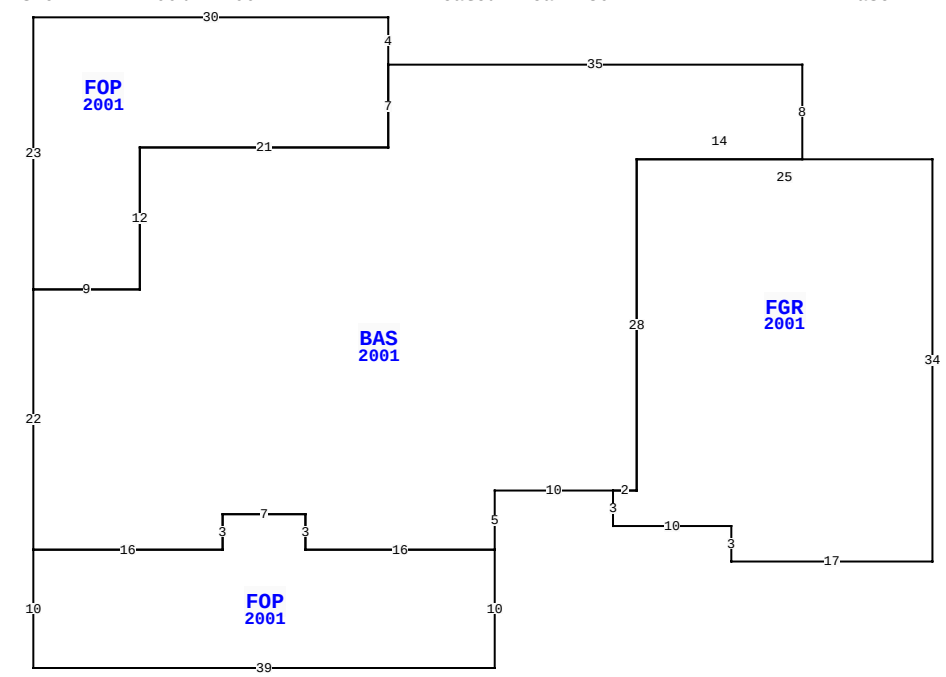


DAVIS HORACE F JR & BETTY JANE
272432 MURRHEE ROAD
HILLIARD, FL 32046

21-4N-24-0000-0006-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	05	AVERAGE 90								0900	01	2,516	99.4500	131.27	330,275	2001	2001	0	0	11.85	88.15	VALUATION BY								STANDARD													
Exterior Wall	20	FACE BRICK 10								1 SNGL FAM - 100% - 2002										Heated Area: 1804										HX Base Yr 2002										Tax Group: 4		Tax Dist:	
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										291,137													
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										27,511													
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										196,165													
Interior Floo	14	CARPET 60																		TOTAL MARKET VALUE										391,919													
Interior Floo	11	CLAY TILE 40																		SOH/AGL Deduction										201,380													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										190,539													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,722													
Bedrooms		3 100																		BASE TAXABLE VALUE										139,817													
Bathrooms		2 100																		TOTAL JUST VALUE										514,813													
																				NCON VALUE										0													
Frame	02	WOOD FRAME 100								INCOME VALUE																																	
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										487,960																							
Units		0 100																																									
Occupancy	00	NONE 100																																									
Quality		01	Quality Level 01																																								
DOR CODE		5000	IMPROVED AG																																								
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	1,804	100	2001	1,804	208,749																																						
FGR	832	55	2001	458	52,998																																						
FOP	411	30	2001	123	14,233																																						
FOP	438	30	2001	131	15,158																																						
TOTALS		3,485			2,516	291,137																																					
EXTRA FEATURES										272432 MURREE RD, HILLIARD										BLD DATE		LGL DATE		05/21/2025		MLU																	
																				XF DATE		LAND DATE		01/28/2025		KBA																	
																				INC DATE		AG DATE																					
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																										
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	5,880																											
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2001	2001	3	20	480																											
3	0812	CONCRETE C	0	100	0	0	1,403.00	SF	4.00	4.00	100	2001	2001	3	79	4,433																											
4	0680	POLE SHED	0	0	0	0	460.00	SF	10.00	10.00	100	2002	2002	3	29	1,334																											
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000																											
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000																											
7	0751	UOP	0	0	18	10	180.00	SF	10.00	10.00	100	2002	2002	3	29	522																											
8	0755	FSP	0	0	14	12	168.00	SF	20.00	20.00	100	2002	2002	3	20	672																											
9	0351	CARPORT MT	0	0	21	14	294.00	SF	10.00	10.00	100	2002	2002	3	20	588																											
10	0350	CARPORT WD	0	0	28	22	616.00	SF	13.00	13.00	100	2002	2002	3	20	1,602																											
LAND DESCRIPTION										TOTAL OB/XF										27,511																							
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																			
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																										
2	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																										
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.54	AC		1.00	1.00	1.00	525.00	525.00	2,908																										
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	0.93	AC		1.00	1.00	1.00	390.00	390.00	363																										
5	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	6.47	AC		1.00	1.00	1.00	19,500.00	19,500.00	126,165																										
REVIEW DATE 06/11/2020 BY TWA Total Acres: 8.47 Total Land Value: 73,271 Market: 126,165 Agricultural: 3,271 Common: 70,000 PRINTED 07/30/2025 BY SYS																																											