

BRAY ROBERT E & BARBARA D L/E/
272335 MURRHEE ROAD
HILLIARD, FL 32046

21-4N-24-2020-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100		0100	01		1,752	115.0000		115.00	201,480	1986	1991	0	0	15.25	84.75	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0										Heated Area: 1512										HX Base Yr									
Roof Cover		12	MODULAR MT 100		8 50 8 24 50 8 24 50 8 50 8 FOP 1993 BAS 1993 FOP 1993 12 26 12 26 FUS 1993																													
Interior Wall		06	CUST PANEL 100																															
Interior Floo		14	CARPET 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		03	FORCED AIR 100																															
Bedrooms			3 100																															
Bathrooms			1 100																															
Frame			N/A 100																															
Stories		2.	2. 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		5500	TIMBERLAND 80-89																															
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	1,200	100	1993	1,200	116,955																													
FOP	400	30	1993	120	11,696																													
FOP	400	30	1993	120	11,696																													
FUS	312	100	1993	312	30,408																													
TOTALS		2,312			1,752	170,754																												
EXTRA FEATURES					272335 MURREE RD, HILLIARD										BLD DATE				LGL DATE		05/21/2025		MLU											
															XF DATE				LAND DATE		03/13/2024		DC											
															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	0510	GARAGE WD-	0	100	16	24	384.00	SF	28.00	28.00	100	1990	1990	3	20	2,150																		
2	0753	UEP	0	100	24	8	192.00	SF	22.00	22.00	100	1997	1997	3	24	1,014																		
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2011	2011	3	60	12,096																		
LAND DESCRIPTION										TOTAL OB/XF										15,260														
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			OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																
2	005501	A	TIMBER 2 P S	0			OR	0.00	0.00	156.36	AC		1.00	1.00	1.00	515.00	515.00	80,525																
3	005900	A	TIMBER WETLA	0			OR	0.00	0.00	59.18	AC		1.00	1.00	1.00	50.00	50.00	2,959																
4	005601	A	TIMBER 3 P S	0			OR	0.00	0.00	35.49	AC		1.00	1.00	1.00	330.00	330.00	11,712																
5	005401	A	TIMBER 1 P	0			OR	0.00	0.00	23.81	AC		1.00	1.00	1.00	750.00	750.00	17,858																
6	005010	A	SERVICE ACRE	0			OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	500.00	500.00	3,000																
REVIEW DATE		01/14/2021		BY	WWA		Total Acres: 281.84		Total Land Value: 161,054		Market: 841,020		Agricultural: 116,054		Common: 45,000		PRINTED 07/30/2025 BY SYS																	

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