PT OF E1/2 OF E1/2
IN OR 2828/776
EX R/W IN OR 631/1031

HOGAN LEE H & KRISTY L L/E/
274402 MURRHEE RD
HILLIARD, FL 32046

2026

08-4N-24-0000-0004-0130

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

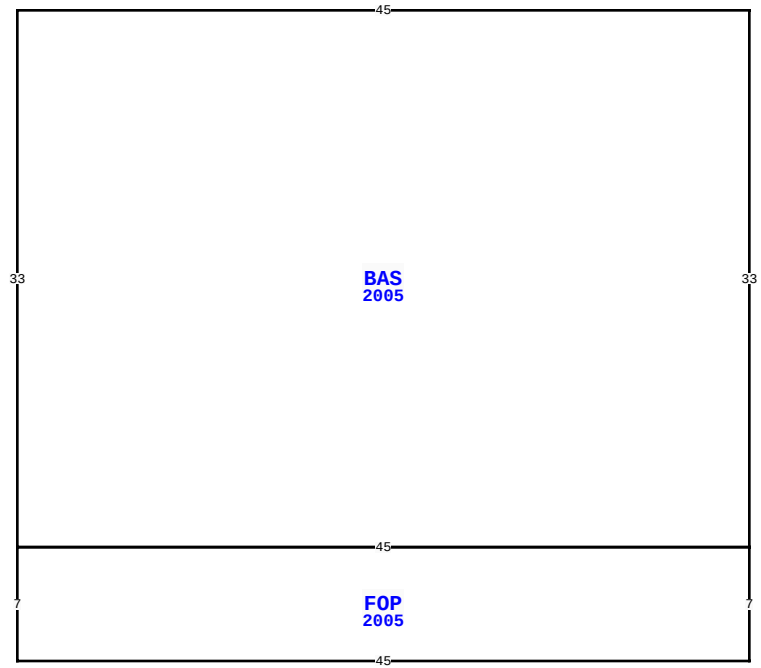
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	2005	1,485	183,728
FOP	315	30	2005	94	11,630
TOTALS	1,800			1,579	195,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,579	130.2030	136.71	215,865	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2026 Heated Area: 1485 HX Base Yr 2026



274402 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	04/24/2026 KB

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,358
TOTAL MARKET OB/XF VALUE		17,410
TOTAL LAND VALUE - MARKET		103,750
TOTAL MARKET VALUE		255,970
SOH/AGL Deduction		0
ASSESSED VALUE		255,970
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,559
TOTAL JUST VALUE		316,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413969	ELEC OTHER	2,000	12/01/2004
M0409089	H/AC	0	12/01/2004
B0413455	NEW CONSTR	101,160	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/776	11/05/2025	SW	U	I	11	100
GRANTOR: HOGAN LEE H & KRISTY						
GRANTEE: HOGAN LEE H & KRIST						
2828/616	11/05/2025	TD	U	I	11	100
GRANTOR: HOGAN CYNTHIA W REV T						
GRANTEE: HOGAN LEE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W45 S33 FOP=[YR=2005] S7 E45 N7 W45 $ E45 N33 $.

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	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	2012	2012	3	45	1,404	
2	0351	CARPORT MT	0	100	50	30	1,500.00	SF	10.00	10.00	100	2019	2019	3	78	11,700	
3	0351	CARPORT MT	0	100	40	20	800.00	SF	6.90	6.90	100	2019	2019	3	78	4,306	

LAND DESCRIPTION

TOTAL OB/XF 17,410

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	42,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	3.25	AC		1.00	1.00	1.00	370.00	370.00	1,202							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.25	AC		1.00	1.00	1.00	19,000.00	19,000.00	61,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.25 Total Land Value: 43,202 Market: 61,750 Agricultural: 1,202 Common: 42,000 PRINTED 07/09/2026 BY SYS