PT OF E1/2 OF E1/2
IN OR 2846/1871

HOGAN LANDLORD LLC
95010 PINEY ISLAND CT
FERNANDINA BEACH, FL 32034

2026

08-4N-24-0000-0004-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

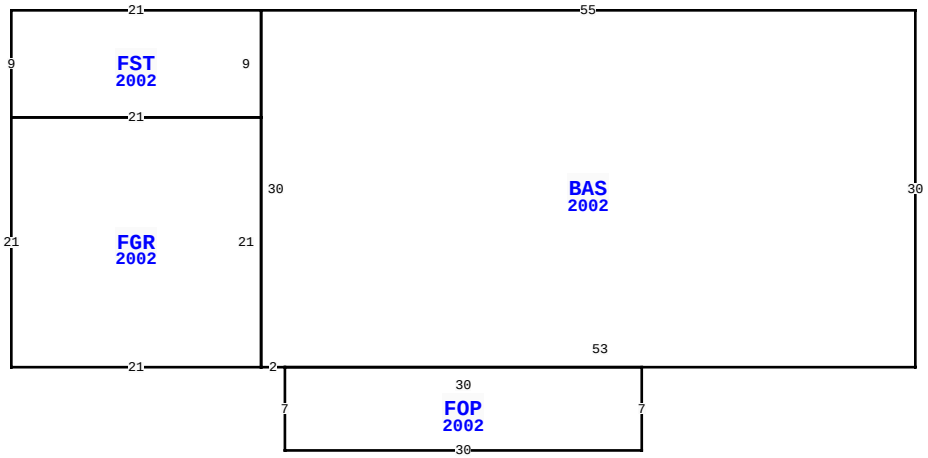
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,650	100	2002	1,650	155,916
FGR	441	55	2002	243	22,962
FOP	210	30	2002	63	5,953
FST	189	55	2002	104	9,828
TOTALS	2,490			2,060	194,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,060	106.8200	112.16	231,050	1999	2004	0	0	0	15.75	84.25

1 SINGLE FAM 0% - 0 Heated Area: 1650 HX Base Yr



274678 MURRHEE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	194,660
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	248,660
SOH/AGL Deduction	4,217
ASSESSED VALUE	244,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,443
TOTAL JUST VALUE	248,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006544	REPAIR/RRF	14,000	04/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2846/1871	2/03/2026	SW	U	I	11	100
GRANTOR: HOGAN REVOCABLE LIVIN						
GRANTEE: HOGAN LANDLORD LLC						
2769/1818	2/18/2025	SW	U	I	11	100
GRANTOR: HOGAN ROBERT K & ELIZ						
GRANTEE: HOGAN REVOCABLE LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W55 FST=[YR=2002] W21 S9 FGR=[YR=2002] S21 E21 N21 W21 $ E21 N9 $ S30 E2 FOP=[YR=2002] S7 E30 N7 W30 $ E53 N30 $.

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
1	000100	C	RES	0	0006	OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	40,000.00	40,000.00	54,000							

REVIEW DATE 03/26/2024 BY WWA Total Acres: 1.35 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS