PT SECS 8 9 & 40-4N-24E
IN OR 2852/1743

CHRIST VIRGINIA A L/E/
274881 MURRHEE ROAD
HILLIARD, FL 32046-6648

2026

09-4N-24-0000-0002-0180

BUILDING CHARACTERISTICS

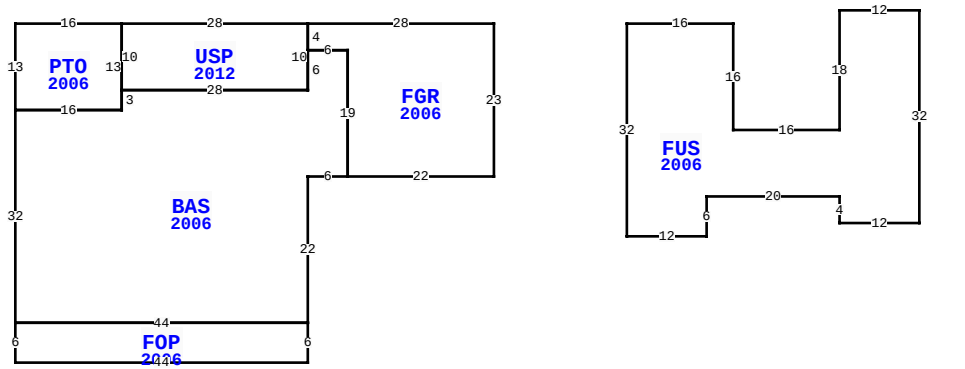
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,606	100	2006	1,606	188,710
FGR	530	55	2006	292	34,311
FOP	264	30	2006	79	9,283
FUS	1,032	100	2006	1,032	121,263
PTO	208	5	2006	10	1,175
USP	280	30	2012	84	9,870
TOTALS	3,920			3,103	364,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,103	93.1500	129.48	401,776	2006	2006	0	0	0	9.25	90.75

1 SNGL FAM 100% - 2025 Heated Area: 2638 HX Base Yr



274881 MURRHEE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		364,612
TOTAL MARKET OB/XF VALUE		4,495
TOTAL LAND VALUE - MARKET		102,760
TOTAL MARKET VALUE		471,867
SOH/AGL Deduction		21,135
ASSESSED VALUE		450,732
TOTAL EXEMPTION VALUE	13	450,732
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		471,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18365	ADDITION	10,560	08/01/2006
M11326	MECH OTHER	0	04/01/2006
C16938	CO ISSUED	190,000	01/10/2006
B16938	NEW CONSTR	190,000	01/10/2006
P10549	OTHER	0	01/01/2006
R08795	REPAIR/RRF	5,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2852/1743	3/09/2026	LE	U	I	11	100
GRANTOR: CHRIST VIRGINIA A						
GRANTEE: KOPF DONNA L						
1254/1838	8/25/2004	TD	Q	V		40,000
GRANTOR: BRANTLEY CATHERINE D						
GRANTEE: CHRIST MARK J & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] W28 USP=[YR=2012] W28 PTO=[YR=2006] W16 S13 BAS=[YR=2006] S32 FOP=[YR=2006] S6 E44 N6 W44 $ E44 N22 E6 N19 W6 S6 W28S3 W16 $ E16 N13$ S10 E28 N10 $ S4 E6 S19 E22 N23 $ PTR= E20 FUS=[YR=2006] E16 S16 E16 N18 E12 S32 W12 N4 W20 S6 W12 N32 $ W20 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
3	0940	SHEDS/PORT	0	100	20	16	320.00	SF	20.10	20.10	100	2006	2006	3	22	1,415	

LAND DESCRIPTION

TOTAL OB/XF 4,495

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	0006	OR	0.00	0.00	3.67	AC		1.00	1.00	1.00	28,000.00	28,000.00	102,760							

REVIEW DATE 04/15/2026 BY WWA Total Acres: 3.67 Total Land Value: 102,760 Market: 0 Agricultural: 0 Common: 102,760 PRINTED 07/09/2026 BY SYS