

PT OF N1/2 OF NW1/4 OF
SEC 16-4N-24E & PT OF NE1/4 OF
NE1/4 OF SEC 17-4N-24E IN

LEE H W L/E/
274033 MURREE ROAD
HILLIARD, FL 32046

2026

16-4N-24-0000-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	14	CARPET 90
Interior Floor	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	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

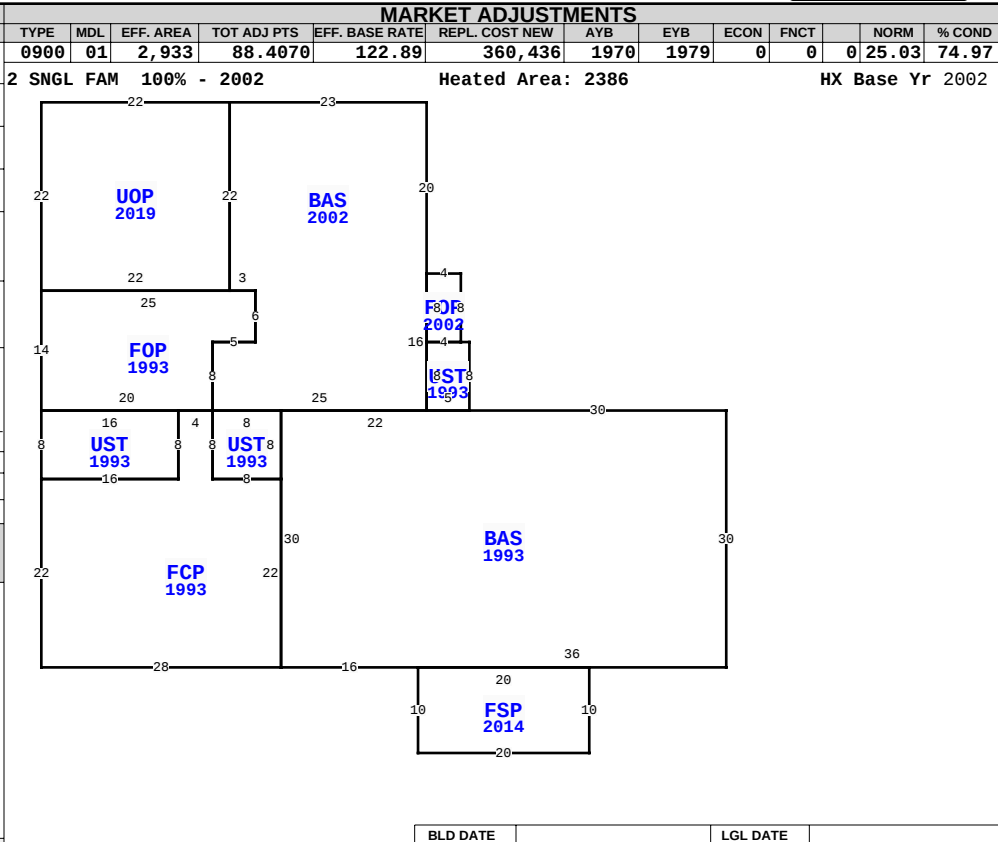
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	143,723
BAS	826	100	2002	826	76,100
FCP	648	25	1993	162	14,925
FOP	310	30	1993	93	8,568
FOP	32	30	2002	10	921
FSP	200	40	2014	80	7,370
UOP	484	20	2019	97	8,936
UST	40	45	1993	18	1,658
UST	64	45	1993	29	2,672
UST	128	45	1993	58	5,344
TOTALS	4,292			2,933	270,219

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0681	POLE SHED	0	100	26	60	1,560.00	SF	11.25	11.25	100	1986	1986	3	20	3,510	
2	0681	POLE SHED	0	100	48	72	3,456.00	SF	11.25	11.25	100	1983	1983	3	20	7,776	
3	0681	POLE SHED	0	100	30	17	510.00	SF	11.25	11.25	100	1993	1993	3	20	1,148	
4	0752	USP	0	100	30	20	600.00	SF	11.25	11.25	100	2010	2010	3	52	3,510	
5	0680	POLE SHED	0	100	41	33	1,353.00	SF	10.00	10.00	100	2001	2001	3	27	3,653	
7	0681	POLE SHED	0	100	60	16	960.00	SF	11.25	11.25	100	1999	1999	3	25	2,700	

LAND DESCRIPTION			TOTAL OB/XF 22,297														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000
2	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	58.21	AC		1.00	1.00	1.00	370.00	370.00	21,538
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	170.00	170.00	1,870
5	005970	A	AGRICULTURAL	0		OR	0.00	0.00	4.11	AC		1.00	1.00	1.00	70.00	70.00	288
6	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	530.00	530.00	1,002

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	01/28/2025

274033 MURREE RD, HILLIARD	MLU	KBA
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NASSAU COUNTY PROPERTY			PAGE 1 of 3	4
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE			366,775	
TOTAL MARKET OB/XF VALUE			22,297	
TOTAL LAND VALUE - MARKET			904,310	
TOTAL MARKET VALUE			437,745	
SOH/AGL Deduction			116,498	
ASSESSED VALUE			321,247	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			269,836	
TOTAL JUST VALUE			1,293,382	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			891,611	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008609	GARAGE	18,132	06/03/2022
2004375	REPAIR/RRF	6,700	05/21/2020
B21079	DEMOLITION	100	02/01/2008
R024087	ADDITION	1,000	05/01/2002
4809	NEW CONSTR	34,700	04/11/1988
4956	NEW CONSTR	1,300	04/11/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1950/0122	12/01/2014	QC	U	I	19		100
GRANTOR: LEE H W							
GRANTEE: LEE JEFFREY A ETAL							
1948/0762	10/20/2014	QC	U	I	11		100
GRANTOR: LEE JEFFREY A & ANGEL							
GRANTEE: LEE H W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W30 UST=[YR=1993] N8 W1 FOP=[YR=2002] N8 W4 BAS=[YR=2002] N20 W23 UOP=[YR=2019] W22 S22 FOP=[YR=1993] S14 UST=[YR=1993] S8 FCP=[YR=1993] S22 E28 N22 UST=[YR=1993] N8 W8 S8 E8\$ W8 N8 W4 S8 W16\$ E16 N8 W16\$ E20 N8 E5 N6 W25\$ E22 N22\$ S22 E3 S6 W5 S8 E25 N16\$ S8 E4\$ W4 S8 E5\$ W22 S30 E16 FSP=[YR=2014] S10 E20 N10 W20 \$ E36 N30\$.									

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