PT OR 762/1465 (EX 6-6)

COLTRANE REVIS B & RENEE SUSAN
273534 MURRHEE ROAD
HILLIARD, FL 32046

2026

16-4N-24-0000-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	17,100
TOTAL LAND VALUE - MARKET	44,000
TOTAL MARKET VALUE	61,100
SOH/AGL Deduction	10,499
ASSESSED VALUE	50,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,601
TOTAL JUST VALUE	61,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/1465	6/12/1996	WD	U	I	09	85,000
GRANTOR: WIEBE DANIEL G & BETT						
GRANTEE: COLTRANE REVIS & RE						
0717/1820	11/09/1994	WD	Q	V		6,500
GRANTOR: POLK JULIUS & MARGARE						
GRANTEE: WIEBE DANIEL & BETT						

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	60	30	1,800.00	SF	10.00	10.00	100	2024	2023		95	17,100	

LAND DESCRIPTION

TOTAL OB/XF 17,100

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	0		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	40,000.00	40,000.00	44,000							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 1.10 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 07/09/2026 BY SYS