TRACT 3 SEC 16-4N-24
BRANTLEY FARMS PB 5/97

HEMMING CODY & TAYLOR
273535 MURRHEE ROAD
HILLIARD, FL 32046

2026

16-4N-24-0180-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

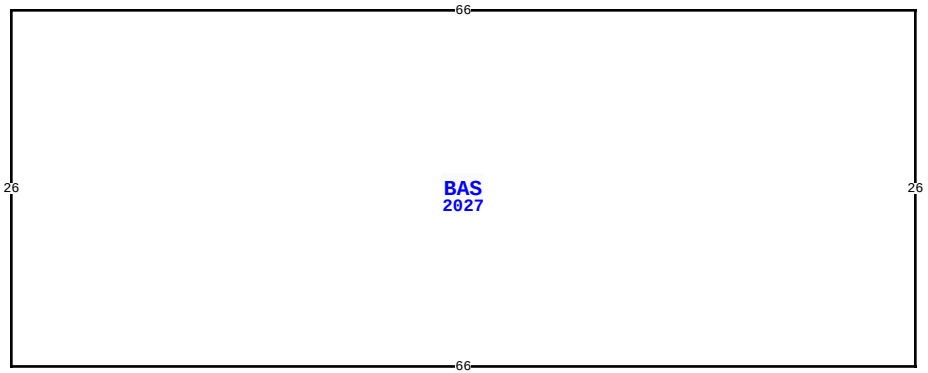
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2027	1,716	213,935
TOTALS	1,716			1,716	213,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,716	139.9200	125.93	216,096	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2027 Heated Area: 1716 HX Base Yr



273535 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	213,935
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	291,935
SOH/AGL Deduction	0
ASSESSED VALUE	291,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,935
TOTAL JUST VALUE	291,935
NCON VALUE	213,935
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260000552	CO ISSUED		01/20/2026
MH250011027	MANU REPL	0	09/30/2025
B250007942	BLDG DEMO	6,500	07/18/2025
MH971775	MH MOVE-ON	0	05/01/1997
7554	MH MOVE-ON	3,000	11/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645013544	4/14/2026	WD	Q	I	01	345,000
GRANTOR: FINELLI ELISANGELA &						
GRANTEE: HEMMING CODY & TAYL						
2786/1318	5/07/2025	QC	U	I	11	100
GRANTOR: MCKENZIE EDWARD R						
GRANTEE: FINELLI ELISANGELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=30,10] E66 S26 W66 N26 $
.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	1968		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	1968		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0006	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	40,000.00	40,000.00	66,000							

REVIEW DATE 01/09/2026 BY WW Total Acres: 1.65 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 07/09/2026 BY SYS