

LOT 9
LAKE HAMPTON HILLS PB 6/2
ESMT IN OR 2403-1709

REEVES KELLEY ANN MURRAY
553880 US HWY 1
HILLIARD, FL 32046

2026

19-4N-24-1212-0009-0000



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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

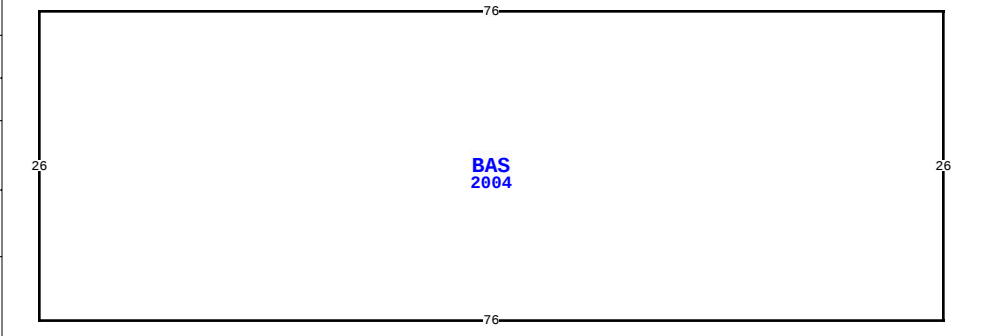
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2004	1,976	134,783
TOTALS	1,976			1,976	134,783

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0751	UOP	0 100	14	12	168.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.04

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,976	151.5800	136.42	269,566	2004	2004	0	0	50.00	50.00
1 M/H 94+			100% - 2023			Heated Area: 1976			HX Base Yr 2023		



553880 US HWY 1, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															874
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
1	0751	UOP	0 100	14	12	168.00	SF	10.00	10.00	100	2010	2010	3	52	874

TOTAL OB/XF															874
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
1	000100	C	RES	100		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	40,000.00

Total Acres: 1.04 Total Land Value: 41,600 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			134,783
TOTAL MARKET OB/XF VALUE			874
TOTAL LAND VALUE - MARKET			41,600
TOTAL MARKET VALUE			177,257
SOH/AGL Deduction			15,931
ASSESSED VALUE			162,226
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE			110,815
TOTAL JUST VALUE			177,257
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044431	MH MOVE-ON	0	01/06/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2631/0050	1/09/2023	QC	U	I	11	100	
GRANTOR:MURRAY CODY							
GRANTEE:MURRAY KELLEY ANN							
2602/0477	10/28/2022	WD	Q	I	01	210,000	
GRANTOR:SIMS JOSHUA A							
GRANTEE:MURRAY KELLEY ANN &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W76 S26 E76 N26\$.									

YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 41,600 PRINTED 07/09/2026 BY SYS