PT GOVT LOT 12 OF
SEC 21-4N-24E
IN OR 2859/1472

BRAY SHANE A
272401 MURRHEE RD
HILLIARD, FL 32046

2026

21-4N-24-0000-0006-0060

BUILDING CHARACTERISTICS

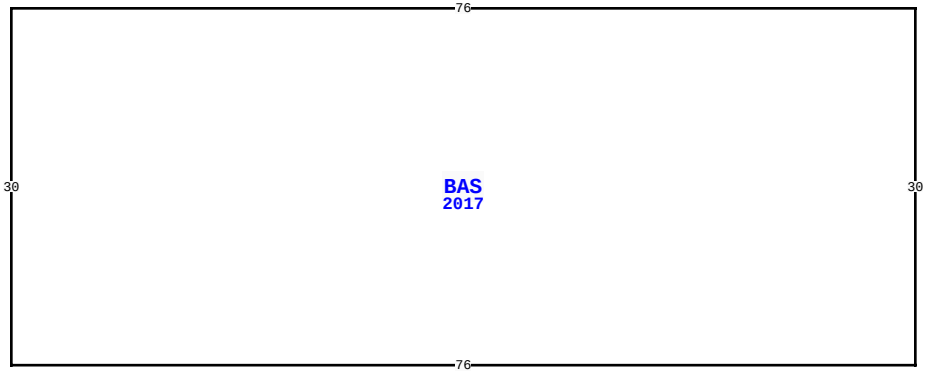
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
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	2,280	100	2017	2,280	220,302
TOTALS	2,280			2,280	220,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	134.2000	120.78	275,378	2017	2017	0	0	0	20.00	80.00

1 M/H 94+ 100% - 2018 Heated Area: 2280 HX Base Yr 2018



272401 MURRHEE RD, HILLIARD

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

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	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2017	2017	3	70	672	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2017	2017	3	70	448	
3	0350	CARPORT WD	0	100	30	30	900.00	SF	13.00	13.00	100	2020	2020	3	82	9,594	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,302
TOTAL MARKET OB/XF VALUE		10,714
TOTAL LAND VALUE - MARKET		94,860
TOTAL MARKET VALUE		325,876
SOH/AGL Deduction		119,333
ASSESSED VALUE		206,543
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,132
TOTAL JUST VALUE		325,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704288	CO ISSUED	0	05/15/2017
1700768	MH MOVE-ON	0	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2859/1472	4/03/2026	QC	U	I	11	100
GRANTOR: BRAY SHANE A & LISA M						
GRANTEE: BRAY SHANE A						
1962/1570	2/10/2015	QC	U	V	11	100
GRANTOR: BRAY ROBERT E ETAL &						
GRANTEE: BRAY SHANE A & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,714

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	2.79	AC		1.00	1.00	1.00	34,000.00	34,000.00	94,860							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 2.79 Total Land Value: 94,860 Market: 0 Agricultural: 0 Common: 94,860 PRINTED 07/09/2026 BY SYS