

IN OR 946/1842
R107768 & R107769
PARCELS 4-2 & 4-3

NEWSOM DARREN W & MICHELLE R
623 CARLEE LANE
HILLIARD, FL 32046

2023

40-3N-23-0000-0004-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	25	MOD METAL 100	0820	02	1,531	99.0000	64.35	98,520	1982	1982	0	0	0	70.00	30.00	VALUATION BY											
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 2004										Heated Area: 1265					HX Base Yr 2004					STANDARD				
Roof Cover	01	MINIMUM 100											Tax Group: 4					Tax Dist:									
Interior Wall	04	PLYWOOD 100											BUILDING MARKET VALUE					354,878									
Interior Floo	14	CARPET 100											TOTAL MARKET OB/XF VALUE					15,590									
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET					381,750									
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE					451,376									
Bedrooms	3	100											SOH/AGL Deduction					202,052									
Bathrooms	04	AIR DUCTED 100											ASSESSED VALUE					249,324									
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE					HX HB 50,000									
Stories	1.	1. 100											BASE TAXABLE VALUE					199,324									
Units	0	100											TOTAL JUST VALUE					752,218									
BUD8 Adjustme	04	DIST 01 100											NCON VALUE					0									
Quality		03	Quality Level 03												INCOME VALUE		0										
DOR CODE		5000	IMPROVED AG												PREVIOUS YEAR MKT VALUE		343,465										
MAP NUM			MKT AREA		09																						
NEIGHBORHOOD/LOC		9001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,265	100	1,265	24,421																							
FSP	288	60	173	3,340																							
UOP	72	25	18	347																							
UOP	300	25	75	1,448																							
TOTALS		1,925		1,531	29,556												BLD DATE				LGL DATE		06/13/2023		MLU		
EXTRA FEATURES		623 CARLEE LN, HILLIARD														XF DATE				LAND DATE				AG DATE			
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	0	24	20	480.00	SF	15.00	15.00	100	1980	1980	3	20	1,440											
2	0681	POLE SHED	0	0	20	20	400.00	SF	11.55	11.55	100	1950	1950	3	20	924											
4	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	1980	1980	3	20	2,400											
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890											
6	0810	CONCRETE A	0	0	0	0	312.00	SF	6.50	6.50	100	2003	2003	3	84	1,704											
7	0825	BRICK	0	100	0	0	100.00	SF	12.50	12.50	100	2006	2006	3	97	1,213											
8	0812	CONCRETE C	0	100	0	0	1,710.00	SF	4.00	4.00	100	2006	2006	3	88	6,019											

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REVIEW DATE	04/15/2020	BY	TWA	Total Acres: 60.50	Total Land Value: 80,908	Market: 321,750	Agricultural: 20,908	Common: 60,000	PRINTED 08/02/2023 BY SYS
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