PT FRED MCMURRAN GRANT
SEC 40-3N-23E IN OR 1372/656
(EX UTIL ESMT IN OR 1502/456)

HOWARD GARY G & CAROLYN
777 CARLEE LANE
HILLIARD, FL 32046-5192

**2023**

**40-3N-23-0000-0004-0070**

## BUILDING CHARACTERISTICS

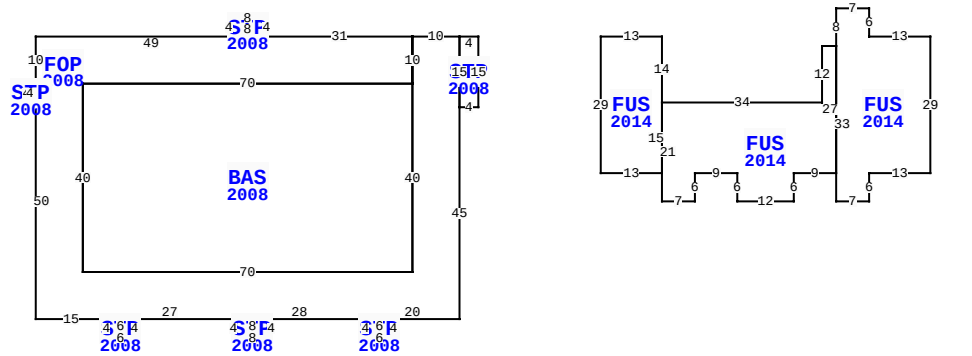
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 10 | ABOVE AVG 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 04 | C ABOVE GD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,800 | 100 | 2,800 | 269,815 |
| FOP | 2,600 | 30 | 780 | 75,163 |
| FUS | 377 | 100 | 377 | 36,329 |
| FUS | 664 | 100 | 664 | 63,985 |
| FUS | 705 | 100 | 705 | 67,936 |
| STP | 8 | 10 | 1 | 97 |
| STP | 24 | 10 | 2 | 193 |
| STP | 24 | 10 | 2 | 193 |
| STP | 32 | 10 | 3 | 289 |
| STP | 32 | 10 | 3 | 289 |
| TOTALS | 7,326 | | 5,343 | 514,865 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 5,343 | 87.2100 | 103.56 | 553,321 | 2008 | 2008 | 0 | 0 | 0 | 6.95 | 93.05 |

1 SNGL FAM – 100% - 2009 Heated Area: 4546 HX Base Yr 2009




** This building has 11 Sub-Areas

777 CARLEE LN, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 02/04/2009 | RK | LGL DATE | |
| XF DATE | 03/19/2007 | JH | LAND DATE | 06/13/2023 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 | 0681 | POLE SHED | 0 | 100 | 27 | 25 | 675.00 | SF | 11.25 | 11.25 | 100 | 1999 | 1999 | 3 | 28 | 2,126 | |
| 2 | 0350 | CARPORT WD | 0 | 100 | 48 | 44 | 2,112.00 | SF | 13.00 | 13.00 | 100 | 2007 | 2007 | 3 | 35 | 9,610 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 2.00 | UT | 2,000.00 | 2,000.00 | 100 | 2008 | 2008 | 3 | 93 | 3,720 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,152.00 | SF | 4.00 | 4.00 | 100 | 2008 | 2008 | 3 | 90 | 4,147 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 514,865 |
| TOTAL MARKET OB/XF VALUE | | 19,603 |
| TOTAL LAND VALUE - MARKET | | 159,060 |
| TOTAL MARKET VALUE | | 576,112 |
| SOH/AGL Deduction | | 197,087 |
| ASSESSED VALUE | | 379,025 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 329,025 |
| TOTAL JUST VALUE | | 693,528 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 497,611 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M13378 | MECH OTHER | 0 | 10/01/2007 |
| C20181 | CO ISSUED | 400,000 | 07/01/2007 |
| B20181 | NEW CONSTR | 400,000 | 07/01/2007 |
| E19622 | ELEC OTHER | 2,500 | 07/01/2007 |
| P12561 | OTHER | 0 | 07/01/2007 |
| R10537 | REPAIR/RRF | 20,000 | 07/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1372/0656 | 12/07/2005 | WD | U | I | 01 | 100 |
| GRANTOR: HOWARD ROBERT L & CLA | | | | | | |
| GRANTEE: HOWARD GARY & CAROL | | | | | | |
| 1371/1899 | 12/06/2005 | WD | U | I | 01 | 100 |
| GRANTOR: HOWARD ROBERT L & CLA | | | | | | |
| GRANTEE: HOWARD ROBERT L & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2008] W10 S10 BAS=[YR=2008] W70 S40 E70 N40$ S40 W70 N40 E70 N10 W31 STP=[YR=2008] N4 W8 S4E8 $ W49 S10STP=[YR=2008] W2 S4 E2 N4 $ S50 E15STP=[YR=2008] S4 E6 N4 W6 $ E27 STP=[YR=2008] S4 E8 N4 W8 $ E28 STP=[YR=2008] S4 E6 N4 W6 $ E20 N45 STP=[YR=2008] E4 N15 W4 S15 $ N15 $ PTR= E30 FUS=[YR=2014] E13 S14 FUS=[YR=2014] E34 N12 E3 FUS=[YR=2014] N8 E7 S6 E13 S29 W13 S6 W7 N33 $ S27 W9 S6 W12 N6 W9S6 W7 N21 $ S15 W13 N29 $ W30 $ .

## LAND DESCRIPTION

TOTAL OB/XF 19,603

| 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 | 005000 | C | RURAL HOME | 100 | 0005 | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 SI | 0 | | | 0.00 | 0.00 | 15.08 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 8,294 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 350 | | | | | | | |
| 4 | 009530 | C | POND | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 2,500 | | | | | | | |
| 5 | 005010 | A | SVCE ACRGE | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 500 | | | | | | | |
| 6 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 18.08 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 126,560 | | | | | | | |

REVIEW DATE 04/15/2020 BY TWA Total Acres: 20.08 Total Land Value: 41,644 Market: 126,560 Agricultural: 9,144 Common: 32,500 PRINTED 08/02/2023 BY SYS