

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

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

2024

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



| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                              |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY            |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-----------------------------------|--|--|--|--|--|--|--|--|--|
| ELEMNT CD CONSTRUCTION                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                               |  |  |  |  |  |  |  |  |  | PAGE 1 of 2                       |  |  |  |  |  |  |  |  |  |
| Exterior Wall 25 MOD METAL 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 0820 02 1,531 99.0000 69.30 106,098 1982 1982 0 0 0 70.00 30.00 |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD             |  |  |  |  |  |  |  |  |  |
| Roof Structur 03 GABLE/HIP 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 M/H 93- - 0% - 2004 Heated Area: 1265 HX Base Yr 2004         |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist:            |  |  |  |  |  |  |  |  |  |
| Roof Cover 01 MINIMUM 100                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 371,581     |  |  |  |  |  |  |  |  |  |
| Interior Wall 04 PLYWOOD 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 15,401   |  |  |  |  |  |  |  |  |  |
| Interior Floop 14 CARPET 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 381,750 |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 467,747        |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 209,344         |  |  |  |  |  |  |  |  |  |
| Bedrooms 3 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 258,403                                          |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE 50,000                                    |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  | HX HB BASE TAXABLE VALUE 208,403                                |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 768,732                                        |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  | NCON VALUE 0                                                    |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme 04 DIST 01 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | INCOME VALUE                                                    |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 752,218                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| Quality 03 Quality Level 03                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  | PERMIT NUM DESCRIPTION AMT ISSUED                               |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| DOR CODE 5000 IMPROVED AG                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  | B0515315 NEW CONSTR 183,876 09/06/2006                          |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 09                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  | C0515315 CO ISSUED 183,876 06/01/2005                           |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 9001.00                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | E0515080 ELEC OTHER 2,000 06/01/2005                            |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                               |  |  |  |  |  |  |  |  |  | M0519825 H/AC 0 06/01/2005                                      |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| BAS 1,265 100 1,265 26,300                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | P0509547 OTHER 0 06/01/2005                                     |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| FSP 288 60 173 3,597                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  | R0507693 REPAIR/RRF 2,000 06/01/2005                            |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| UOP 72 25 18 374                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| UOP 300 25 75 1,559                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| TOTALS 1,925 1,531 31,829                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES 623 CARLEE LN, HILLIARD                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  | BLD DATE LGL DATE 06/13/2023 MLU                                |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | XF DATE LAND DATE                                               |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | INC 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                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| 3 0681 POLE SHED 0 0 40 20 800.00 SF 15.00 15.00 100 1980 1980 3 20 2,400                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| 4 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1982 1982 3 51.5 1,803                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| 5 0810 CONCRETE A 0 0 0 0 312.00 SF 6.50 6.50 100 2003 2003 3 83 1,683                                                                                                                                                 |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| 6 0825 BRICK 0 100 0 0 100.00 SF 12.50 12.50 100 2006 2006 3 96 1,200                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| 7 0812 CONCRETE C 0 100 0 0 1,710.00 SF 4.00 4.00 100 2006 2006 3 87 5,951                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION TOTAL OB/XF 15,401                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0007 OR 0.00 0.00 2.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 60,000                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| 2 005600 A TIMBER 3 SI 0 OR 0.00 0.00 30.00 AC 1.00 1.00 1.00 415.00 415.00 12,450                                                                                                                                     |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| 3 005902 A HARDWOOD SI 0 OR 0.00 0.00 16.50 AC 1.00 1.00 1.00 190.00 190.00 3,135                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| 4 006000 A PAST1/HAY 0 OR 0.00 0.00 8.00 AC 1.00 1.00 1.00 370.00 370.00 2,960                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| 5 005500 A TIMBER 2 SI 0 OR 0.00 0.00 4.00 AC 1.00 1.00 1.00 555.00 555.00 2,220                                                                                                                                       |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| 6 009910 M MKT. VAL. AG 0 OR 0.00 0.00 58.50 AC 1.00 1.00 1.10 5,000.00 5,500.00 321,750                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/15/2020 BY TWA Total Acres: 60.50 Total Land Value: 80,765 Market: 321,750 Agricultural: 20,765 Common: 60,000 PRINTED 08/06/2024 BY SYS                                                                |  |  |  |  |  |  |  |  |  |                                                                 |  |  |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |  |  |

NEWSOM DARREN W & MICHELLE R  
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