PT FRED MCMURRAN GRANT
SEC 40-3N-23E IN OR 2616/947

TRIAY ADAM
1223 OVINGTON ROAD S
JACKSONVILLE, FL 32216

2024

40-3N-23-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OFF CARLEE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/10/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	308,140
TOTAL MARKET VALUE	308,140
SOH/AGL Deduction	0
ASSESSED VALUE	308,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,140
TOTAL JUST VALUE	308,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2616/0947	1/30/2023	SW	U	V	37	20,000
GRANTOR: HOWARD RHONDA W TRUST						
GRANTEE: TIRAY ADAM						
1831/0313	12/20/2012	WD	U	V	30	100
GRANTOR: HOWARD CHRISTOPHER M						
GRANTEE: HOWARD RHONDA W TRU						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009900	C	AC NON-AG	0		OR			22.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	308,140							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 22.01 Total Land Value: 308,140 Market: 0 Agricultural: 0 Common: 308,140 PRINTED 08/06/2024 BY SYS