PT FRED MCMURRAN GRANT
SEC 40-3N-23E IN OR 2321/1

HOWARD CHRISTOPHER M
228 MARINA DRIVE
FORT PIERCE, FL 34949

2024

40-3N-23-0000-0004-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	331,100
TOTAL MARKET VALUE	7,798
SOH/AGL Deduction	0
ASSESSED VALUE	7,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,798
TOTAL JUST VALUE	331,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2320/1991	10/15/2019	QC	U	V	11	100
GRANTOR: HOWARD JONATHAN W						
GRANTEE: HOWARD ROBERT L & C						
2321/0001	10/03/2019	WD	U	V	11	100
GRANTOR: HOWARD ROBERT L & CLA						
GRANTEE: HOWARD CHRISTOPHER						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	16.50	AC		1.00	1.00	1.00	415.00	415.00	6,848							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	21.50	AC		1.00	1.00	1.10	14,000.00	15,400.00	331,100							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 21.50 Total Land Value: 7,798 Market: 331,100 Agricultural: 7,798 Common: 0 PRINTED 08/06/2024 BY SYS