PT FRED MCMURRAN GRANT
SEC 40-3N-23E BEING PARCEL C
IN OR 2473/517

HOWARD ROBERT L JR/HOWARD GARY GREGARY ET AL
779 CARLEE LANE
HILLIARD, FL 32046

2024

40-3N-23-0000-0004-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	431,200
TOTAL MARKET VALUE	8,220
SOH/AGL Deduction	0
ASSESSED VALUE	8,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,220
TOTAL JUST VALUE	431,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0517	6/23/2021	TD	U	V	11	100
GRANTOR: HOWARD ROBERT L & CLA						
GRANTEE: HOWARD ROBERT L JR						
2320/1991	10/15/2019	QC	U	V	11	100
GRANTOR: HOWARD JONATHAN W						
GRANTEE: HOWARD ROBERT L & C						

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	545.00	545.00	3,270							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	225.00	225.00	4,950							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	28.00	AC		1.00	1.00	1.10	14,000.00	15,400.00	431,200							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 28.00 Total Land Value: 8,220 Market: 431,200 Agricultural: 8,220 Common: 0 PRINTED 08/06/2024 BY SYS