E1/2 OF SE1/4 OF NW1/4
IN OR 1220/344
EX R/W IN OR 133/318

CARTER JANET LYNN
37326 MARSHALL LANE
HILLIARD, FL 32046

2025

03-3N-24-0000-0004-0000

BUILDING CHARACTERISTICS

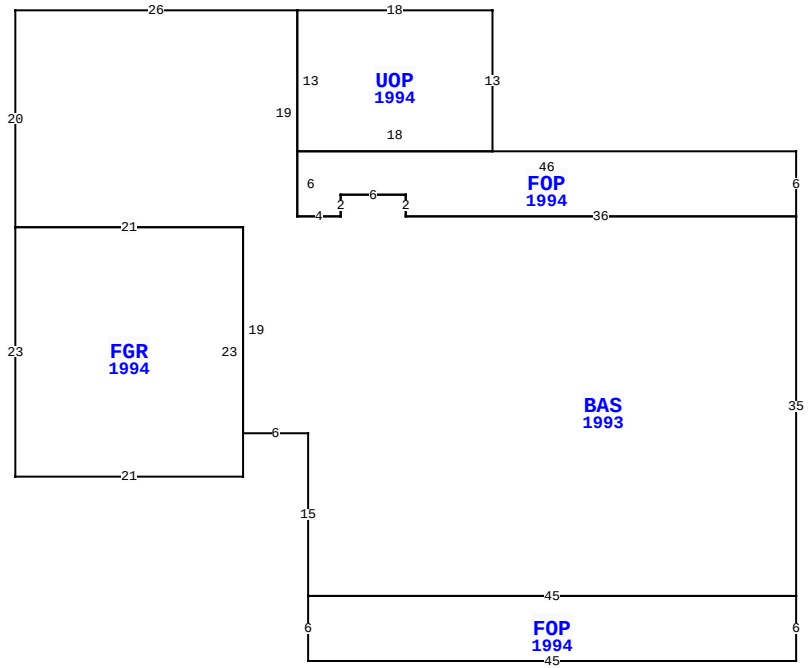
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	1993	2,222	214,068
FGR	483	55	1994	266	25,626
FOP	264	30	1994	79	7,611
FOP	270	30	1994	81	7,803
UOP	234	20	1994	47	4,528
TOTALS	3,473			2,695	259,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,695	94.1760	124.31	335,015	1994	1994	0	0	0	22.50	77.50

1 SNGL FAM – 0% - 0 Heated Area: 2222 HX Base Yr



37326 MARSHALL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	312,220
TOTAL MARKET OB/XF VALUE	13,478
TOTAL LAND VALUE - MARKET	193,830
TOTAL MARKET VALUE	519,528
SOH/AGL Deduction	60,061
ASSESSED VALUE	459,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,467
TOTAL JUST VALUE	519,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	499,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941133	NEW CONSTR	97,771	10/01/1994
M94635	H/AC	11,000	10/01/1994
94767	GARAGE	26,500	01/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0344	4/05/2004	QC	Q	I	01	100
GRANTOR: CARTER ROBERT TIMOTHY						
GRANTEE: CARTER JANET LYNN						
0690/0195	10/11/1993	WD	Q	I		45,000
GRANTOR: REED JAMES & THOMAS						
GRANTEE: CARTER ROBT & JANET						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W18 BAS=[YR=1993] W26 S20 FGR=[YR=1994] S23 E21 N23 W21$ E21 S19 E6 S15 FOP=[YR=1994] S6 E45 N6 W45$ E45 N35 FOP=[YR=1994] N6W46S6E4 N2 E6 S2 E36$ W36 N2 W6 S2 W4 N19$ S13 E18 N13$.

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	0751	UOP	0	0	8	18	144.00	SF	10.00	10.00	100	1994	1994	3	20	288	
2	0751	UOP	0	0	8	10	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	
3	0680	POLE SHED	0	0	24	24	576.00	SF	10.00	10.00	100	1994	1994	3	20	1,152	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
5	0811	CONCRETE B	0	0	0	0	617.00	SF	5.20	5.20	100	1994	1994	3	66	2,118	
6	0812	CONCRETE C	0	0	0	0	1,020.00	SF	4.00	4.00	100	2002	2002	3	80	3,264	
7	0350	CARPORT WD	0	0	50	24	1,200.00	SF	13.00	13.00	100	2002	2002	3	20	3,120	
8	0940	SHEDS/PORT	0	0	9	9	81.00	SF	22.50	22.50	100	2002	2002	3	20	365	
9	0461	IRON FENCE	0	0	0	0	48.00	SF	8.50	8.50	100	2003	2003	3	86	351	

TOTAL OB/XF 13,478

LAND DESCRIPTION

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	000100	C	RES	0	0007	OR	0.00	0.00	9.94	AC		1.00	1.00	1.00	19,500.00	19,500.00	193,830							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.94 Total Land Value: 193,830 Market: 0 Agricultural: 0 Common: 193,830 PRINTED 07/30/2025 BY SYS

E1/2 OF SE1/4 OF NW1/4
IN OR 1220/344
EX R/W IN OR 133/318

CARTER JANET LYNN
37326 MARSHALL LANE
HILLIARD, FL 32046

2025

03-3N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

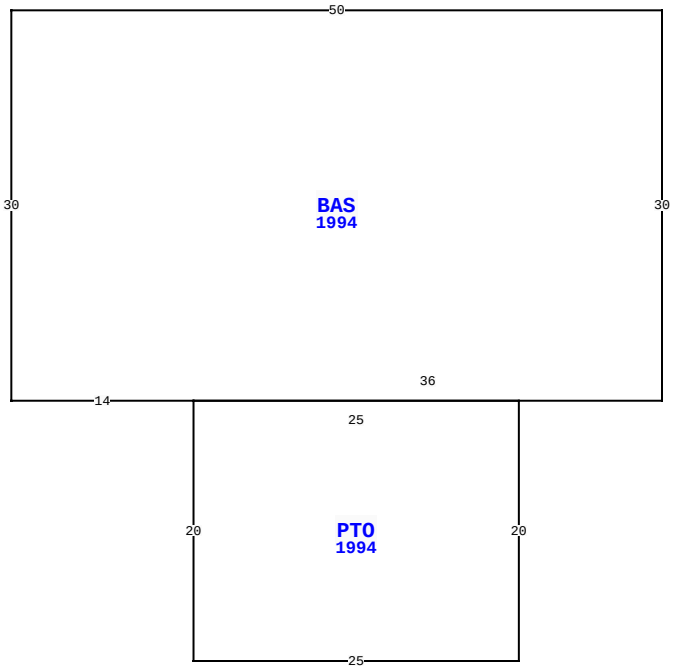
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1994	1,500	25,478
PTO	500	5	1994	25	425
TOTALS	2,000			1,525	25,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,525	91.8000	33.97	51,804	1994	1994	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 1500 HX Base Yr



37326 MARSHALL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	312,220
TOTAL MARKET OB/XF VALUE	13,478
TOTAL LAND VALUE - MARKET	193,830
TOTAL MARKET VALUE	519,528
SOH/AGL Deduction	60,061
ASSESSED VALUE	459,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,467
TOTAL JUST VALUE	519,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	499,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0344	4/05/2004	QC	Q	I	01	100
GRANTOR: CARTER ROBERT TIMOTHY						
GRANTEE: CARTER JANET LYNN						
0690/0195	10/11/1993	WD	Q	I		45,000
GRANTOR: REED JAMES & THOMAS						
GRANTEE: CARTER ROBT & JANET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W50 S30 E14 PTO=[YR=1994] S20 E25 N20 W25$ E36 N30$.

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.94 Total Land Value: 193,830 Market: 0 Agricultural: 0 Common: 193,830 PRINTED 07/30/2025 BY SYS

E1/2 OF SE1/4 OF NW1/4
IN OR 1220/344
EX R/W IN OR 133/318

CARTER JANET LYNN
37326 MARSHALL LANE
HILLIARD, FL 32046

2025

03-3N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

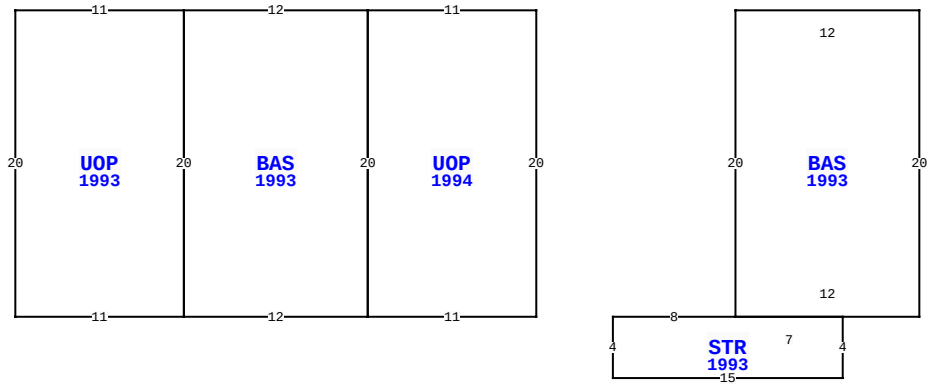
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	1993	240	2,359
BAS	240	100	1993	240	2,359
STR	60	10	1993	6	59
UOP	220	30	1993	66	649
UOP	220	30	1994	66	649
TOTALS	980			618	6,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	618	53.1300	19.66	12,150	1983	1983	0	0	0	50.00	50.00

3 GARAGE RES – 0% - 0 Heated Area: 480 HX Base Yr



37326 MARSHALL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	312,220
TOTAL MARKET OB/XF VALUE	13,478
TOTAL LAND VALUE - MARKET	193,830
TOTAL MARKET VALUE	519,528
SOH/AGL Deduction	60,061
ASSESSED VALUE	459,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,467
TOTAL JUST VALUE	519,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	499,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0344	4/05/2004	QC	Q	I	01	100
GRANTOR: CARTER ROBERT TIMOTHY						
GRANTEE: CARTER JANET LYNN						
0690/0195	10/11/1993	WD	Q	I		45,000
GRANTOR: REED JAMES & THOMAS						
GRANTEE: CARTER ROBT & JANET						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W11 BAS=[YR=1993] W12 UOP=[YR=1993] W11 S20 E11 N20$ S20 E12 N20$ S20 E11 N20$ PTR=[YR=1993] E25
BAS=[YR=1993] W12 S20 STR=[YR=1993] W8 S4 E15 N4 W7$ E12 N20$ W25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.94 Total Land Value: 193,830 Market: 0 Agricultural: 0 Common: 193,830 PRINTED 07/30/2025 BY SYS

E1/2 OF SE1/4 OF NW1/4
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EX R/W IN OR 133/318

CARTER JANET LYNN
37326 MARSHALL LANE
HILLIARD, FL 32046

2025

03-3N-24-0000-0004-0000

BUILDING CHARACTERISTICS

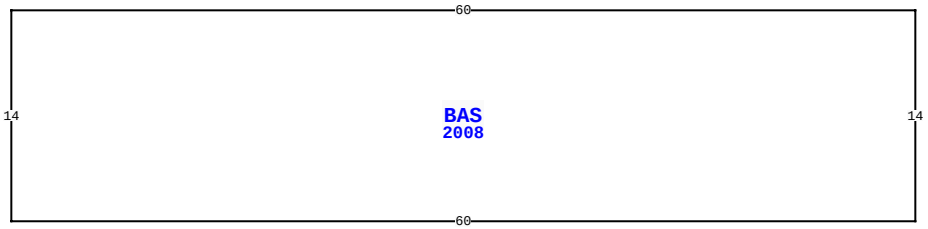
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2008	840	20,606
TOTALS	840			840	20,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	96.2000	81.77	68,687	1994	1994	0	0	0	70.00	30.00

4 M/H 94+ – 0% - 0 Heated Area: 840 HX Base Yr



37326 MARSHALL LN, HILLIARD

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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BASE TAXABLE VALUE	459,467
TOTAL JUST VALUE	519,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	499,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0344	4/05/2004	QC	Q	I	01	100
GRANTOR: CARTER ROBERT TIMOTHY						
GRANTEE: CARTER JANET LYNN						
0690/0195	10/11/1993	WD	Q	I		45,000
GRANTOR: REED JAMES & THOMAS						
GRANTEE: CARTER ROBT & JANET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S14 E60 N14$.

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.94 Total Land Value: 193,830 Market: 0 Agricultural: 0 Common: 193,830 PRINTED 07/30/2025 BY SYS