PT OF THE FRED MCMURREN GRANT
IN SEC 40-3N-23E
IN OR 2033/1959

PACE RAYMOND A & KAREN A
541879 LEM TURNER RD
CALLAHAN, FL 32011

2025

40-3N-23-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

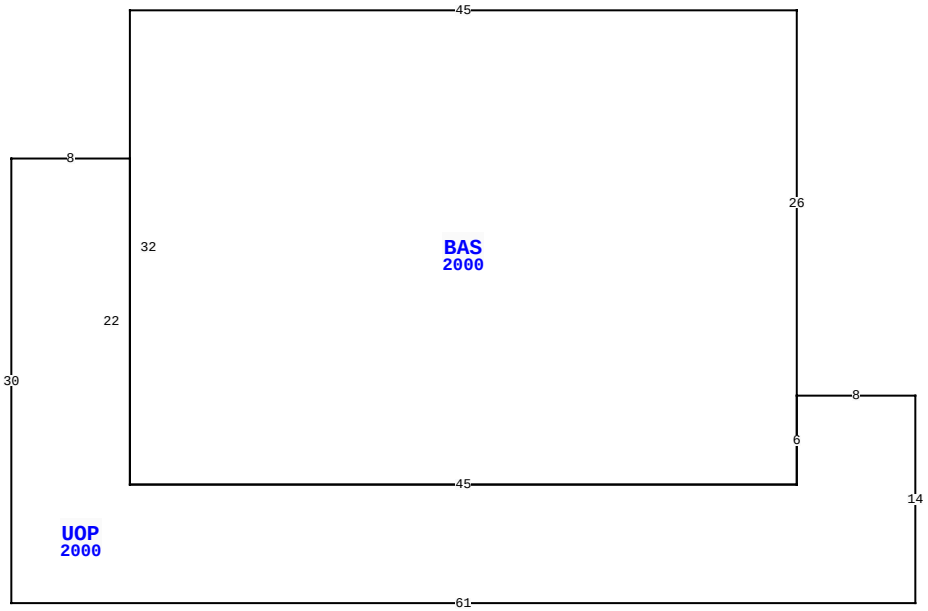
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2000	1,440	130,918
UOP	712	20	2000	142	12,910
TOTALS	2,152			1,582	143,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	103.0200	103.02	162,978	2000	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 0% - 0 Heated Area: 1440 HX Base Yr



175 CARLEE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	143,828
TOTAL MARKET OB/XF VALUE	4,545
TOTAL LAND VALUE - MARKET	225,180
TOTAL MARKET VALUE	196,134
SOH/AGL Deduction	18,243
ASSESSED VALUE	177,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,891
TOTAL JUST VALUE	373,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00	NEW CONSTR	48,132	05/01/2000
7314	XFOB	6,800	06/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/1959	3/09/2016	WD	Q	I	01	220,000
GRANTOR: LIDDELL HERMAN R ET A						
GRANTEE: PACE RAYMOND A & KA						
1383/0562	1/20/2006	WD	Q	I	01	100
GRANTOR: LIDDELL HERMAN R & BE						
GRANTEE: LIDDELL HERMAN R ET						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W8 BAS=[YR=2000] N26 W45 S32 E45 N6 $ S6 W45 N22 W8 S30 E61 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
1	0752	USP	0	0	20	40	800.00	SF	15.00	15.00	100	1993	1993	3	20	2,400	
2	0350	CARPORT WD	0	0	25	21	525.00	SF	13.00	13.00	100	2000	2000	3	20	1,365	
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	2000	2000	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 4,545

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	525.00	525.00	1,575							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.24	AC		1.00	1.00	1.00	190.00	190.00	1,186							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.24	AC		1.00	1.00	1.00	19,500.00	19,500.00	180,180							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.24 Total Land Value: 47,761 Market: 180,180 Agricultural: 2,761 Common: 45,000 PRINTED 07/30/2025 BY SYS