PT FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 963/1357
{R433428}

DIOTTE MARY & TIMOTHY
751 CARLEE LANE
HILLIARD, FL 32046

2025

40-3N-23-0000-0004-0050

BUILDING CHARACTERISTICS

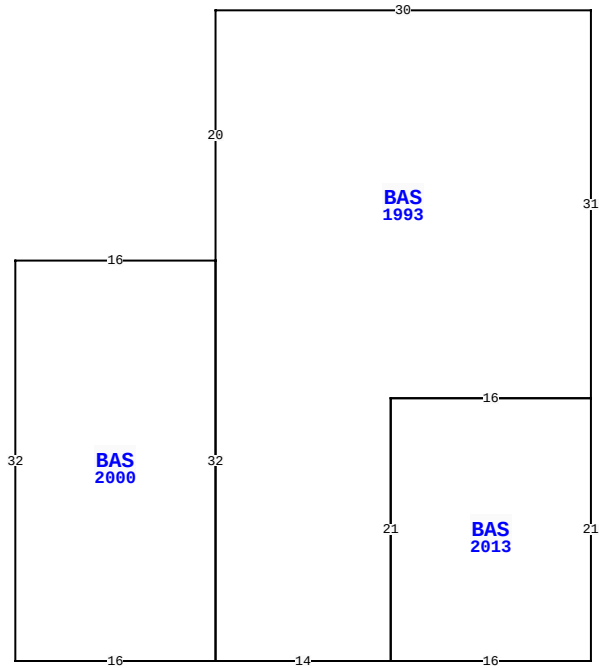
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,224	100	1993	1,224	36,309
BAS	512	100	2000	512	15,188
BAS	336	100	2013	336	9,967
TOTALS	2,072			2,072	61,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,072	123.6000	98.88	204,879	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 2072 HX Base Yr 2006



751 CARLEE LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,464
TOTAL MARKET OB/XF VALUE		2,460
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		183,924
SOH/AGL Deduction		127,150
ASSESSED VALUE		56,774
TOTAL EXEMPTION VALUE	HX HB WX	36,774
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		183,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21881	DEMOLITION	100	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0963/1357	12/22/2000	WD	U	I		85,000
GRANTOR: SCOTT RANDOLF W & CAR						
GRANTEE: DIOTTE TIMOTHY & MA						
0963/1350	12/22/2000	WD	Q	I	06	100
GRANTOR: MUSGROVE SHIRLEY F						
GRANTEE: SCOTT RANDOLF W & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 BAS=[YR=2000] W16 S32 E16 N32 $ S32 E14 BAS=[YR=2013] E16 N21 W16 S21 $ N21 E16 N31 $.

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	0351	CARPORT MT	0	100	35	26	910.00	SF	10.00	10.00	100	1975	1975	3	20	1,820	
2	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2010	2010	3	40	640	

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	100	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS