PT FRED MCMURRAN GRANT
SEC 40-3N-23E IN OR 1372/658 &
OR 1735/1986

HOWARD ROBERT L JR & BARBARA L
779 CARLEE LN
HILLIARD, FL 32046

2025

40-3N-23-0000-0004-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

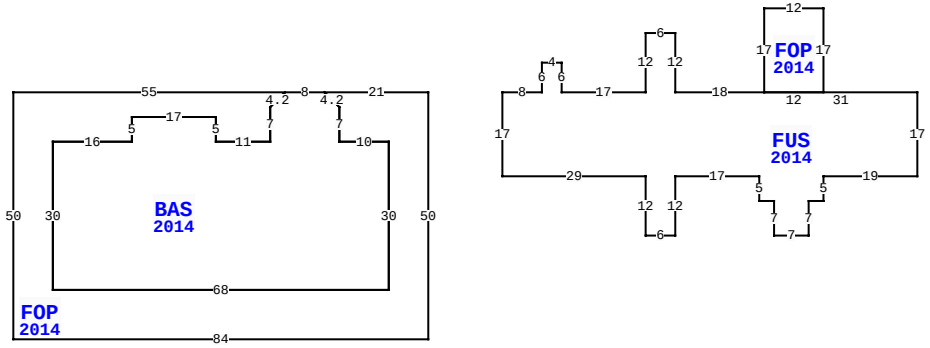
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2014	2,256	233,416
FOP	204	30	2014	61	6,312
FOP	1,944	30	2014	583	60,320
FUS	1,710	100	2014	1,710	176,924
TOTALS	6,114			4,610	476,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,610	82.5084	108.91	502,075	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2015 Heated Area: 3966 HX Base Yr 2015



779 CARLEE LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		476,971
TOTAL MARKET OB/XF VALUE		9,486
TOTAL LAND VALUE - MARKET		355,860
TOTAL MARKET VALUE		573,018
SOH/AGL Deduction		266,657
ASSESSED VALUE		306,361
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		250,639
TOTAL JUST VALUE		842,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1023190	CO ISSUED	0	04/16/2014
M15680	H/AC	0	10/01/2010
G01524	GAS	3,200	04/01/2010
E22432	ELEC OTHER	10,000	02/01/2010
P14100	OTHER	0	01/01/2010
B23190	NEW CONSTR	592,513	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1735/1986	4/11/2011	TD	U	V	30	100
GRANTOR: HOWARD ROBERT L & CLA						
GRANTEE: HOWARD ROBERT L JR						
1372/0658	11/20/2005	WD	Q	V	01	100
GRANTOR: HOWARD ROBERT L & CLA						
GRANTEE: HOWARD ROBERT L JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W21 BAS=[YR=2014] W8 D3 L3 S7 W11 N5 W17 S5 W16 S30 E68 N30 W10 N7 U3 L3 $ D3 R3 S7 E10 S30 W68 N30 E16 N5 E17 S5 E11 N7 U3 R3 W55 S50 E84 N50$ PTR=E15 FUS=[YR=2014] E8 N6 E4 S6 E17 N12 E6 S12 E18 FOP=[YR=2014] N17 E12 S17 W12$ E31 S17 W19 S5 W3 S7 W7 N7W3 N5 W17 S12 W6 N12 W29 N17$W15$.

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	0680	POLE SHED	0	100	35	22	770.00	SF	10.00	10.00	100	2010	2010	3	56	4,312	
2	0510	GARAGE WD-	0	100	22	12	264.00	SF	35.00	35.00	100	2010	2010	3	56	5,174	

LAND DESCRIPTION

TOTAL OB/XF 9,486

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	100	0006	OR	0.00	0.00	1.76	AC		1.00	1.00	1.00	45,000.00	45,000.00	79,200							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	15.08	AC		1.00	1.00	1.00	390.00	390.00	5,881							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.08	AC		1.00	1.00	1.00	14,500.00	14,500.00	276,660							

REVIEW DATE 04/15/2020 BY TWA Total Acres: 20.84 Total Land Value: 86,561 Market: 276,660 Agricultural: 7,361 Common: 79,200 PRINTED 07/30/2025 BY SYS