IN OR 946/1842
R107768 & R107769
PARCELS 4-2 & 4-3

NEWSOM DARREN W & MICHELLE R
623 CARLEE LANE
HILLIARD, FL 32046

2026

40-3N-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

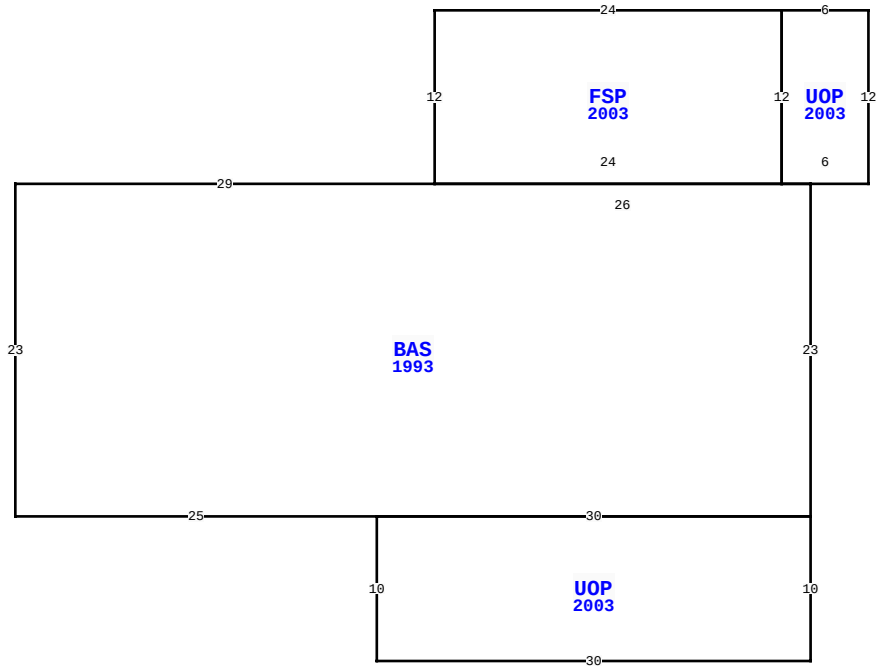
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	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	1,265	100	1993	1,265	31,935
FSP	288	60	2003	173	4,367
UOP	72	25	2003	18	455
UOP	300	25	2003	75	1,893
TOTALS	1,925			1,531	38,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,531	99.0000	84.15	128,834	1982	1982	0	0	0	70.00	30.00

1 M/H 93- 0% - 2004 Heated Area: 1265 HX Base Yr 2004



623 CARLEE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,227
TOTAL MARKET OB/XF VALUE		6,392
TOTAL LAND VALUE - MARKET		729,850
TOTAL MARKET VALUE		458,354
SOH/AGL Deduction		181,798
ASSESSED VALUE		276,556
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,145
TOTAL JUST VALUE		1,146,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515315	NEW CONSTR	183,876	09/06/2006
C0515315	CO ISSUED	183,876	06/01/2005
E0515080	ELEC OTHER	2,000	06/01/2005
M0519825	H/AC	0	06/01/2005
P0509547	OTHER	0	06/01/2005
R0507693	REPAIR/RRF	2,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0946/1842	8/25/2000	WD	U	I	07	100
GRANTOR: WOLFE DEBRA LEE						
GRANTEE: NEWSOM DARREN & MIC						
0935/0617	6/06/2000	WD	Q	I		250,000
GRANTOR: WOLFE RANDALL B & DEB						
GRANTEE: NEWSOM DARREN & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W6 FSP=[YR=2003] W24 S12 BAS=[YR=1993] W29 S23 E25 UOP=[YR=2003] S10 E30 N10 W30$ E30 N23 W26$ E24 N12$ S12 E6 N12$.

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	0681	POLE SHED	0	0	24	20	480.00	SF	15.00	15.00	100	1980	1980	3	20	1,440	
2	0681	POLE SHED	0	0	20	20	400.00	SF	11.55	11.55	100	1950	1950	3	20	924	
3	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	1980	1980	3	20	2,400	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 6,392

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	395.00	395.00	11,850							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	16.50	AC		1.00	1.00	1.00	170.00	170.00	2,805							
4	006000	A	PASTURE - HA	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
5	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	530.00	530.00	2,120							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	58.50	AC		1.00	1.00	1.10	11,000.00	12,100.00	707,850							

REVIEW DATE 01/01/2023 BY CD Total Acres: 60.50 Total Land Value: 41,735 Market: 707,850 Agricultural: 19,735 Common: 22,000 PRINTED 07/09/2026 BY SYS

IN OR 946/1842
R107768 & R107769
PARCELS 4-2 & 4-3

NEWSOM DARREN W & MICHELLE R
623 CARLEE LANE
HILLIARD, FL 32046

2026

40-3N-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

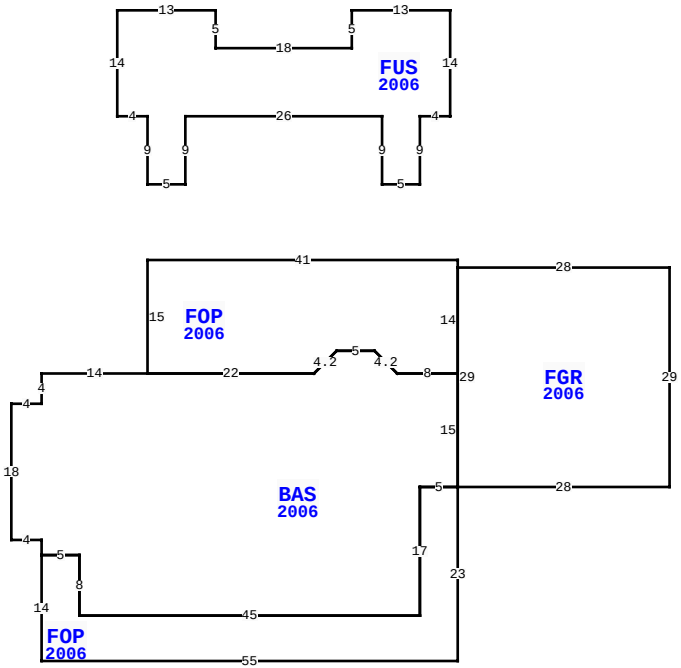
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,731	100	2006	1,731	207,017
FGR	812	55	2006	447	53,458
FOP	455	30	2006	136	16,265
FOP	591	30	2006	177	21,168
FUS	616	100	2006	616	73,670
TOTALS	4,205			3,107	371,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,107	99.1800	137.86	428,331	2006	2006	0	0	0	13.25	86.75

2 SNGL FAM 100% - 2004 Heated Area: 2347 HX Base Yr 2004



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/18/2024 KBA

623 CARLEE LN, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,145
TOTAL JUST VALUE		1,146,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515150	FOUNDATION	10,000	05/01/2005
6882	CHNGE SRVC	0	08/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0946/1842	8/25/2000	WD	U	I	07	100
GRANTOR: WOLFE DEBRA LEE						
GRANTEE: NEWSOM DARREN & MIC						
0935/0617	6/06/2000	WD	Q	I		250,000
GRANTOR: WOLFE RANDALL B & DEB						
GRANTEE: NEWSOM DARREN & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 S4 W4 S18 E4 S2 FOP=[YR=2006] S14 E55 N23 W5 S17 W45 N8 W5$ E5 S8 E45 N17 E5 FGR=[YR=2006] E28 N29 W28 FOP=[YR=2006] N1 W41 S15 E22 U3 R3 E5 R3 D3 E8 N14$ S29$ N15 W8 U3 L3 W5 L3 D3 W22$ PTR=N25 FUS=[YR=2006] N9 W4 N14 E13 S5 E18 N5 E13 S14 W4 S9 W5 N9 W26 S9 W5$ S25$.

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 01/01/2023 BY CD Total Acres: 60.50 Total Land Value: 41,735 Market: 707,850 Agricultural: 19,735 Common: 22,000 PRINTED 07/09/2026 BY SYS