PT FRED MCMURRAN GRANT
SEC 40-3N-23E IN OR 1576/1842

HOWARD JONATHAN W
781 CARLEE LN
HILLIARD, FL 32046

2026

40-3N-23-0000-0004-0060

BUILDING CHARACTERISTICS

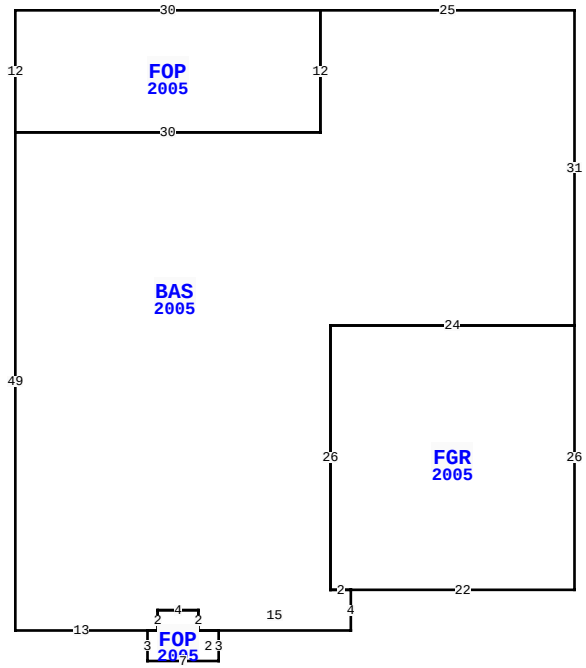
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,275	100	2005	2,275	262,197
FGR	624	55	2005	343	39,531
FOP	29	30	2005	9	1,037
FOP	360	30	2005	108	12,447
TOTALS	3,288			2,735	315,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,735	97.5456	135.59	370,839	2005	2005	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2006 Heated Area: 2275 HX Base Yr 2006



781 CARLEE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,213
TOTAL MARKET OB/XF VALUE		92,103
TOTAL LAND VALUE - MARKET		190,760
TOTAL MARKET VALUE		598,076
SOH/AGL Deduction		202,081
ASSESSED VALUE		395,995
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		344,584
TOTAL JUST VALUE		598,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515406	XFOB	9,500	06/01/2005
M09616	OTHER	0	04/01/2005
B15084	SWIM POOL	25,000	02/01/2005
E14353	ELEC OTHER	3,200	02/01/2005
P09101	OTHER	0	02/01/2005
R07193	REPAIR/RRF	3,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1842	7/16/2008	QC	Q	I	01	100
GRANTOR: HOWARD JANICE W						
GRANTEE: HOWARD JONATHAN W						
0958/1926	11/12/2000	WD	Q	V	01	100
GRANTOR: HOWARD ROBERT & CLAIR						
GRANTEE: HOWARD JONATHAN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 FOP=[YR=2005] W30 S12 E30 N12$ S12 W30 S49 E13 FOP=[YR=2005] S3 E7 N3 W2 N2 W4 S2 W1$ E1 N2 E4 S2 E15 N4 FGR=[YR=2005] E22 N26 W24 S26 E2$ W2 N26 E24 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
5	0911	SCRN RM A	0	100	40	30	1,200.00	SF	18.00	18.00	100	2005	2005	3	21	4,536	
6	0510	GARAGE WD-	0	100	32	18	576.00	SF	29.75	29.75	100	2006	2006	3	36	6,169	
7	0351	CARPORT MT	0	100	36	26	936.00	SF	10.00	10.00	100	2018	2018	3	74	6,926	
8	0681	POLE SHED	0	100	32	10	320.00	SF	15.00	15.00	100	2012	2012	3	60	2,880	
9	0681	POLE SHED	0	100	32	10	320.00	SF	15.00	15.00	100	2012	2012	3	60	2,880	
12	0680	POLE SHED	0	100	26	14	364.00	SF	10.00	10.00	100	2026	2024		98	3,567	
13	0681	POLE SHED	0	100	40	20	800.00	SF	15.00	15.00	100	2026	2024		98	11,760	
14	0680	POLE SHED	0	100	30	10	300.00	SF	10.00	10.00	100	2026	2024		98	2,940	

TOTAL OB/XF 87,203

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	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	38,000							
2	000100	C	RES	100		OR	0.00	0.00	8.04	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,760							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.04 Total Land Value: 190,760 Market: 0 Agricultural: 0 Common: 190,760 PRINTED 07/09/2026 BY SYS

PT FRED MCMURRAN GRANT
SEC 40-3N-23E IN OR 1576/1842

HOWARD JONATHAN W
781 CARLEE LN
HILLIARD, FL 32046

2026

40-3N-23-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,213
TOTAL MARKET OB/XF VALUE		92,103
TOTAL LAND VALUE - MARKET		190,760
TOTAL MARKET VALUE		598,076
SOH/AGL Deduction		202,081
ASSESSED VALUE		395,995
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		344,584
TOTAL JUST VALUE		598,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14494	NEW CONSTR	171,847	02/01/2005
E017935	TEMP POLE	100	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1576/1842	7/16/2008	QC	Q	I	01	100
GRANTOR: HOWARD JANICE W						
GRANTEE: HOWARD JONATHAN W						
0958/1926	11/12/2000	WD	Q	V	01	100
GRANTOR: HOWARD ROBERT & CLAIR						
GRANTEE: HOWARD JONATHAN & J						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
15	0680	POLE SHED	0	100	50	10	500.00	SF	10.00	10.00	100	2026	2024		98	4,900	

LAND DESCRIPTION

TOTAL OB/XF 4,900

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 01/01/2023 BY CD Total Acres: 10.04 Total Land Value: 190,760 Market: 0 Agricultural: 0 Common: 190,760 PRINTED 07/09/2026 BY SYS