PT FRED MCMURRAN GRANT
SEC 40-3N-23E IN OR 1372/656
(EX UTIL ESMT IN OR 1502/456)

HOWARD GARY G & CAROLYN
777 CARLEE LANE
HILLIARD, FL 32046-5192

2026

40-3N-23-0000-0004-0070

BUILDING CHARACTERISTICS

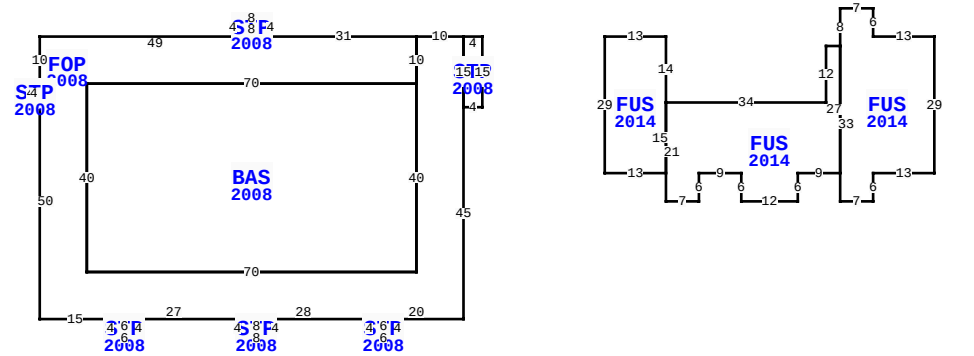
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,800	100	2008	2,800	310,735
FOP	2,600	30	2008	780	86,562
FUS	377	100	2014	377	41,838
FUS	664	100	2014	664	73,689
FUS	705	100	2014	705	78,239
STP	8	10	2008	1	111
STP	24	10	2008	2	222
STP	24	10	2008	2	222
STP	32	10	2008	3	333
STP	32	10	2008	3	333
TOTALS	7,326			5,343	592,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,343	87.2100	121.22	647,678	2008	2008	0	0	0	8.45	91.55

1 SNGL FAM 100% - 2009 Heated Area: 4546 HX Base Yr 2009



** This building has 11 Sub-Areas

777 CARLEE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/16/2026 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		592,949
TOTAL MARKET OB/XF VALUE		12,087
TOTAL LAND VALUE - MARKET		250,540
TOTAL MARKET VALUE		660,543
SOH/AGL Deduction		250,426
ASSESSED VALUE		410,117
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,706
TOTAL JUST VALUE		855,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		892,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13378	MECH OTHER	0	10/01/2007
C20181	CO ISSUED	400,000	07/01/2007
B20181	NEW CONSTR	400,000	07/01/2007
E19622	ELEC OTHER	2,500	07/01/2007
P12561	OTHER	0	07/01/2007
R10537	REPAIR/RRF	20,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0656	12/07/2005	WD	Q	I	01	100
GRANTOR: HOWARD ROBERT L & CLA						
GRANTEE: HOWARD GARY & CAROL						
1371/1899	12/06/2005	WD	Q	I	01	100
GRANTOR: HOWARD ROBERT L & CLA						
GRANTEE: HOWARD ROBERT L & C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W10 S10 BAS=[YR=2008] W70 S40 E70 N40$ S40 W70 N40 E70 N10 W31 STP=[YR=2008] N4 W8 S4E8 $ W49 S10STP=[YR=2008] W2 S4 E2 N4 $ S50 E15STP=[YR=2008] S4 E6 N4 W6 $ E27 STP=[YR=2008] S4 E8 N4 W8 $ E28 STP=[YR=2008] S4 E6 N4 W6 $ E20 N45 STP=[YR=2008] E4 N15 W4 S15 $ N15 $ PTR= E30 FUS=[YR=2014] E13 S14 FUS=[YR=2014] E34 N12 E3 FUS=[YR=2014] N8 E7 S6 E13 S29 W13 S6 W7 N33 $ S27 W9 S6 W12 N6 W9S6 W7 N21 $ S15 W13 N29 $ W30 $.

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	100	27	25	675.00	SF	11.25	11.25	100	1999	1999	3	25	1,898	
2	0350	CARPORT WD	0	100	48	44	2,112.00	SF	13.00	13.00	100	2007	2007	3	24	6,589	
3	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	3,600	

LAND DESCRIPTION

TOTAL OB/XF 12,087

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	0005	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	45,500							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	12.58	AC		1.00	1.00	1.00	530.00	530.00	6,667							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	170.00	170.00	340							
5	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.58	AC		1.00	1.00	1.00	13,000.00	13,000.00	202,540							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.08 Total Land Value: 55,507 Market: 202,540 Agricultural: 7,507 Common: 48,000 PRINTED 07/09/2026 BY SYS