

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

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	04	C ABOVE GD 70
Interior Floor	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	0 100
Occupancy	00	NONE 100

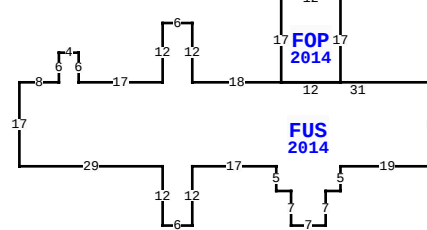
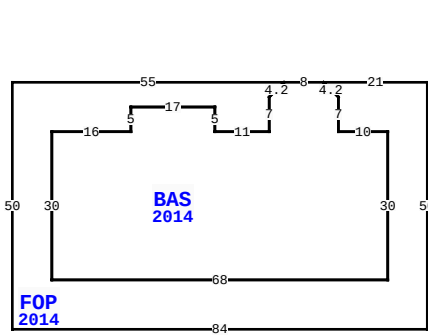
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2014	2,256	244,510
FOP	204	30	2014	61	6,611
FOP	1,944	30	2014	583	63,186
FUS	1,710	100	2014	1,710	185,333
TOTALS	6,114			4,610	499,641

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0	100	35	22			770.00	SF	10.00
2	0510	GARAGE WD-	0	100	22	12			264.00	SF	35.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.76	AC	
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	15.08	AC	
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.08	AC	

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	114.69	528,721	2014	2014	0	0	0	5.50	94.50	
1 SNGL FAM 100% - 2015 Heated Area: 3966 HX Base Yr 2015													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		499,641	
TOTAL MARKET OB/XF VALUE		8,809	
TOTAL LAND VALUE - MARKET		270,920	
TOTAL MARKET VALUE		538,767	
SOH/AGL Deduction		224,257	
ASSESSED VALUE		314,510	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		258,099	
TOTAL JUST VALUE		779,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		842,317	

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
1735/1986	4/11/2011	TD U	V	30	
GRANTOR: HOWARD ROBERT L & CLA					
GRANTEE: HOWARD ROBERT L JR					
1372/0658	11/20/2005	WD Q	V	01	
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\$.

LAND DESCRIPTION											
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1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.76	AC	
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	15.08	AC	
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.08	AC	