IN OR 2451/935
(EX ESMT PT OR 1517/1233 & OR 2278/997)

WILLIS DANNY
2701 CARROLL CONNER RD
HILLIARD, FL 32046

2023

10-2N-23-0000-0011-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

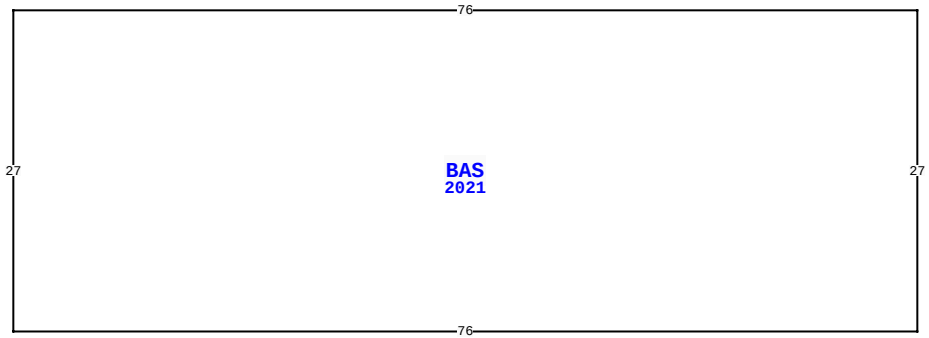
DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	183,646
TOTALS	2,052		2,052	183,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	129.1400	90.40	185,501	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2022 Heated Area: 2052 HX Base Yr 2022



2701 CARROLL CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		200,971
TOTAL MARKET OB/XF VALUE		6,417
TOTAL LAND VALUE - MARKET		260,450
TOTAL MARKET VALUE		271,782
SOH/AGL Deduction		76,893
ASSESSED VALUE		194,889
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,889
TOTAL JUST VALUE		467,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010113	MH MOVE-ON	0	08/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2451/0935	4/12/2021	WD	Q	V	02	119,000
GRANTOR: CARROLL NOAH J & LOUI						
GRANTEE: WILLIS DANNY						
0101/0361	5/06/1970	WD	U	V	11	0
GRANTOR: CARROLL JOSH J & NETT						
GRANTEE: CARROLL NOAH J & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S27 E76 N27$.

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	0351	CARPORT MT	0	100	42	25	1,050.00	SF	6.30	6.30	100	2021	2021	3	97	6,417	

LAND DESCRIPTION

TOTAL OB/XF 6,417

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	RURAL HOME	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	4.88	AC		1.00	1.00	1.00	550.00	550.00	2,684							
3	005601	A	TIMB2-3 SI	0			0.00	0.00	4.10	AC		1.00	1.00	1.00	350.00	350.00	1,435							
4	005902	A	HARDWOOD SI	0			0.00	0.00	1.57	AC		1.00	1.00	1.00	175.00	175.00	275							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	10.55	AC		1.00	1.00	1.00	19,000.00	19,000.00	200,450							

REVIEW DATE 12/07/2021 BY TW Total Acres: 12.55 Total Land Value: 64,394 Market: 200,450 Agricultural: 4,394 Common: 60,000 PRINTED 08/02/2023 BY SYS

IN OR 2451/935
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HILLIARD, FL 32046

2023

10-2N-23-0000-0011-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

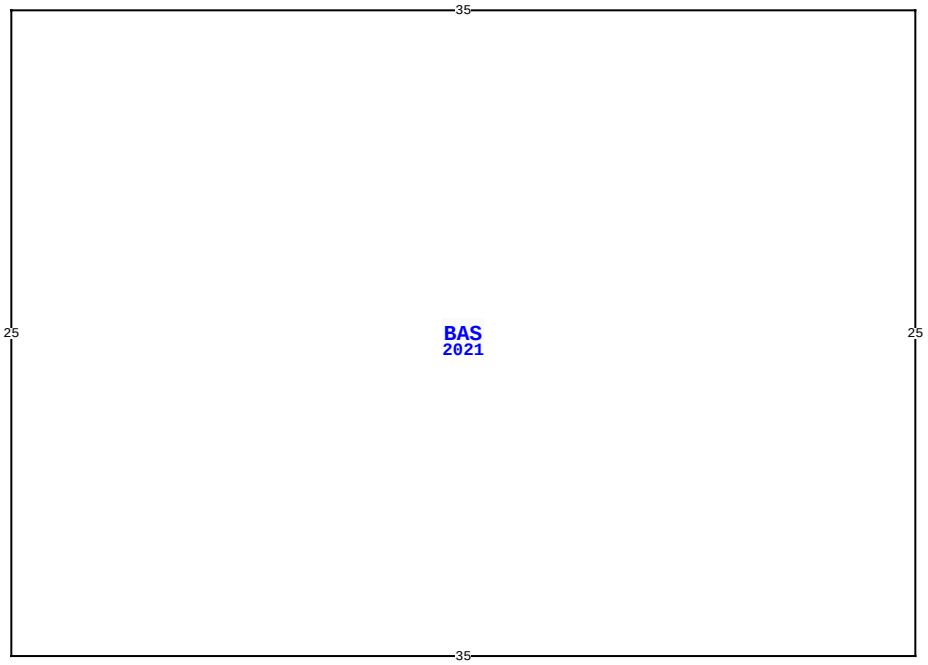
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	875	17,325
TOTALS	875		875	17,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	875	57.1320	20.00	17,500	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 875 HX Base Yr 2022



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GRANTOR: CARROLL JOSH J & NETT						
GRANTEE: CARROLL NOAH J & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S25 E35 N25$.

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 12/07/2021 BY TW Total Acres: 12.55 Total Land Value: 64,394 Market: 200,450 Agricultural: 4,394 Common: 60,000 PRINTED 08/02/2023 BY SYS