IN OR 1605/369
EX 13-2 13-6 & 13-7

WILLIS DANNY LEE &/BEAN TIMOTHY
2701 CARROLL CORNER RD
HILLIARD, FL 32046

**2023**

**10-2N-23-0000-0013-0000**

## BUILDING CHARACTERISTICS

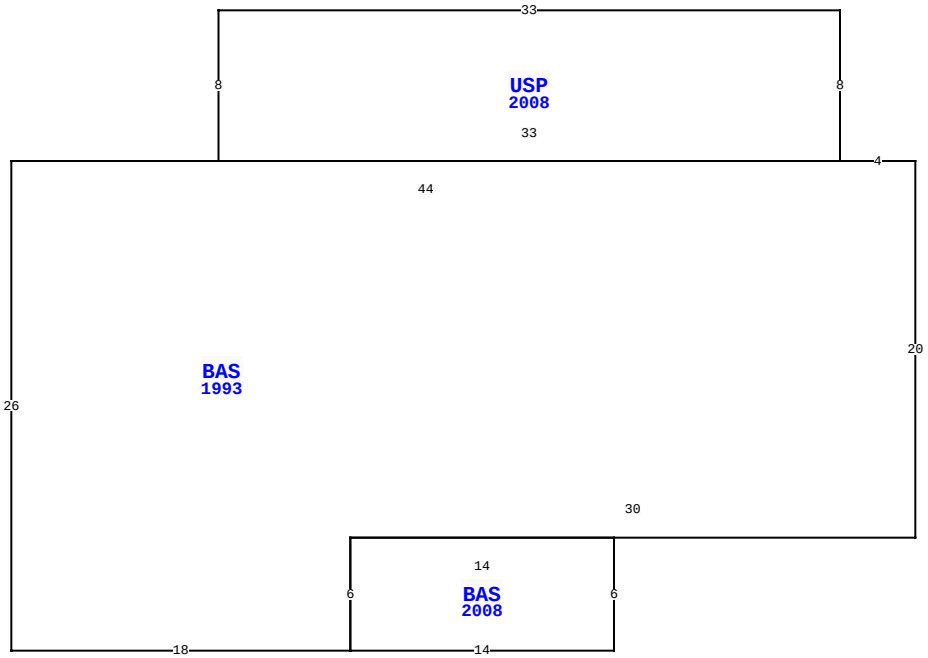
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,068 | 100 | 1,068 | 83,676 |
| BAS | 84 | 100 | 84 | 6,581 |
| USP | 264 | 30 | 79 | 6,190 |
| TOTALS | 1,416 | | 1,231 | 96,447 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,231 | 110.2400 | 99.49 | 122,472 | 1966 | 1966 | 0 | 0 | 0 | 21.25 | 78.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 1152 HX Base Yr




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

25012 WILSON CARROLL LN, HILLIARD

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 96,447 |
| TOTAL MARKET OB/XF VALUE | | 4,448 |
| TOTAL LAND VALUE - MARKET | | 147,610 |
| TOTAL MARKET VALUE | | 134,199 |
| SOH/AGL Deduction | | 39,540 |
| ASSESSED VALUE | | 94,659 |
| TOTAL EXEMPTION VALUE | HX HB DX SX | 94,659 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 248,505 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 99,982 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2614/1813 | 1/19/2023 | WD | U | I | 37 | 30,700 |
| GRANTOR: CARROL CHARLES WILSON | | | | | | |
| GRANTEE: WILLIS DANNY LEE & | | | | | | |
| 2614/1795 | 10/26/2022 | QC | U | I | 11 | 100 |
| GRANTOR: CARROLL PAUL CLINTON | | | | | | |
| GRANTEE: CARROLL CHARLES WIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=2008] N8 W33 S8 E33$ W44 S26 E18
BAS=[YR=2008] E14 N6 W14 S6$ N6 E30 N20$.

## 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 | 0200 | BARN WD 0- | 0 | 100 | 0 | 0 | 150.00 | SF | 20.00 | 20.00 | 100 | 1980 | 1980 | 3 | 20 | 600 | |
| 2 | 0200 | BARN WD 0- | 0 | 100 | 0 | 0 | 300.00 | SF | 20.00 | 20.00 | 100 | 1980 | 1980 | 3 | 20 | 1,200 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 32 | 20 | 640.00 | SF | 11.25 | 11.25 | 100 | 1991 | 1991 | 3 | 20 | 1,440 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 25 | 15 | 375.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 20 | 488 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 24 | 20 | 480.00 | SF | 7.50 | 7.50 | 100 | 1991 | 1991 | 3 | 20 | 720 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,448

| 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 | 0004 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005010 | A | SVCE ACRGE | 0 | | | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 1,000 | | | | | | | |
| 3 | 005500 | A | TIMBER 2 SI | 0 | | | 0.00 | 0.00 | 4.19 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 2,304 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 6.19 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 117,610 | | | | | | | |

REVIEW DATE 08/14/2018 BY TWX Total Acres: 7.19 Total Land Value: 33,304 Market: 117,610 Agricultural: 3,304 Common: 30,000 PRINTED 08/02/2023 BY SYS