

PT OF SEC 10-2N-23E
IN OR 483/728, OR 701/973
OR 1604/1197

CARROLL RONALD LEON & SALLIE S/
2987 CARROLL CORNER ROAD
HILLIARD, FL 32046-5081

2023

10-2N-23-0000-0013-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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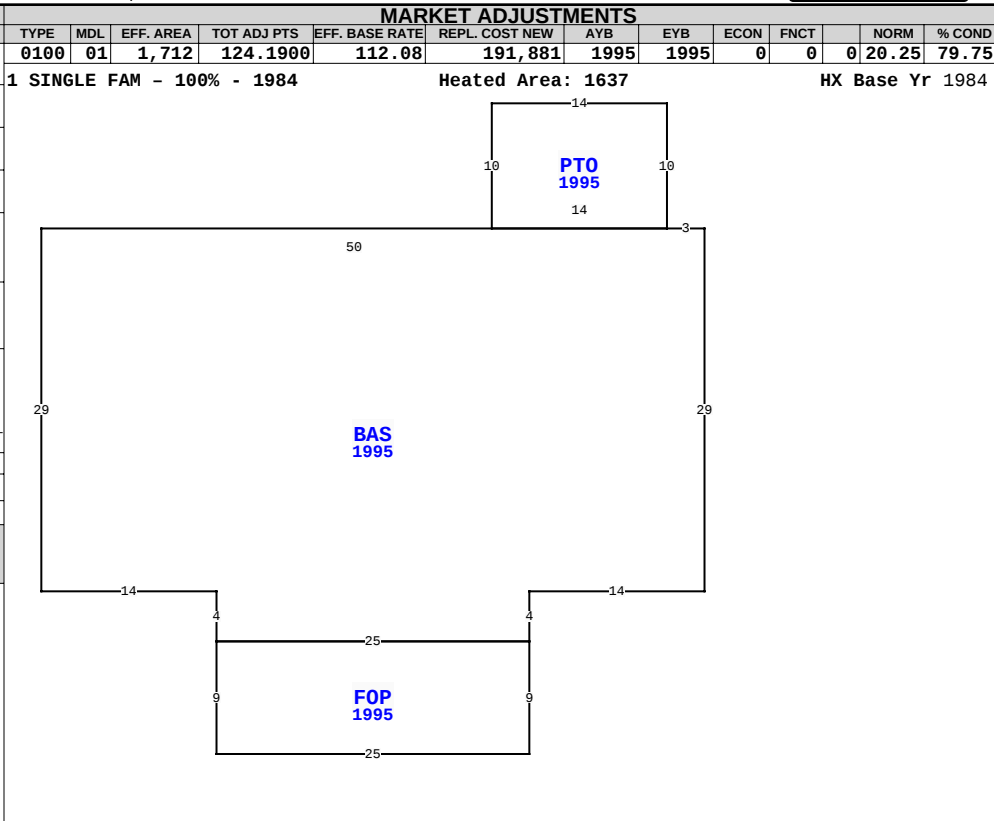
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,637	100	1,637	146,321
FOP	225	30	68	6,078
PTO	140	5	7	626

TOTALS	2,002		1,712	153,025
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0681	POLE SHED	0 100	16	28	448.00	SF	15.00	15.00
3	0680	POLE SHED	0 100	20	17	340.00	SF	10.00	10.00
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	0200	BARN WD 0-	0 100	0	0	160.00	SF	20.00	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.89

REVIEW DATE	08/30/2022	BY	WWA
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2987 CARROLL CORNER RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0681	POLE SHED	0 100	16	28	448.00	SF	15.00	15.00	100	1970	1970	3	20	1,344	
3	0680	POLE SHED	0 100	20	17	340.00	SF	10.00	10.00	100	1990	1990	3	20	680	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
5	0200	BARN WD 0-	0 100	0	0	160.00	SF	20.00	20.00	100	1980	1980	3	20	640	

TOTAL OB/XF												5,429	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
05	OR	0.00	0.00	5.89	AC		1.00	1.00	1.00	19,000.00	19,000.00	1	

Total Acres: 5.89	Total Land Value: 111,910	Market: 0	Agricultural: 0	Common: 111,910
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		238,611	
TOTAL MARKET OB/XF VALUE		5,429	
TOTAL LAND VALUE - MARKET		111,910	
TOTAL MARKET VALUE		355,950	
SOH/AGL Deduction		159,654	
ASSESSED VALUE		196,296	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		146,296	
TOTAL JUST VALUE		355,950	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006897	ROOF	13,420	05/25/2023
B951670	NEW CONSTR	56,980	02/01/1995
B941029	NEW CONSTR	41,347	05/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1604/1197	12/23/2008	WD	U	I	01	100
GRANTOR: CARROLL LEON DAVID						
GRANTEE: CARROLL RONALD LEON						
0701/0973	3/30/1994	QC	U	I	01	100
GRANTOR: CARROLL RONALD LEON						
GRANTEE: CARROLL RONALD & SA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W3 PTO=[YR=1995] N10 W14 S10 E14\$ W50 S29 E14 S4 FOP=[YR=1995] S9 E25 N9 W25\$ E25 N4 E14 N29\$.									

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