

PT SE1/4 OF NW1/4 OF
SEC 10-2N-23E IN OR 715/1688
(EX PT IN OR 1923/1122 & EX

CARROLL ALAN D & THERESA D/
2847 CARROLL CORNER ROAD
HILLIARD, FL 32046

2023

10-2N-23-0000-0013-0040



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
Occupancy	00	NONE 100

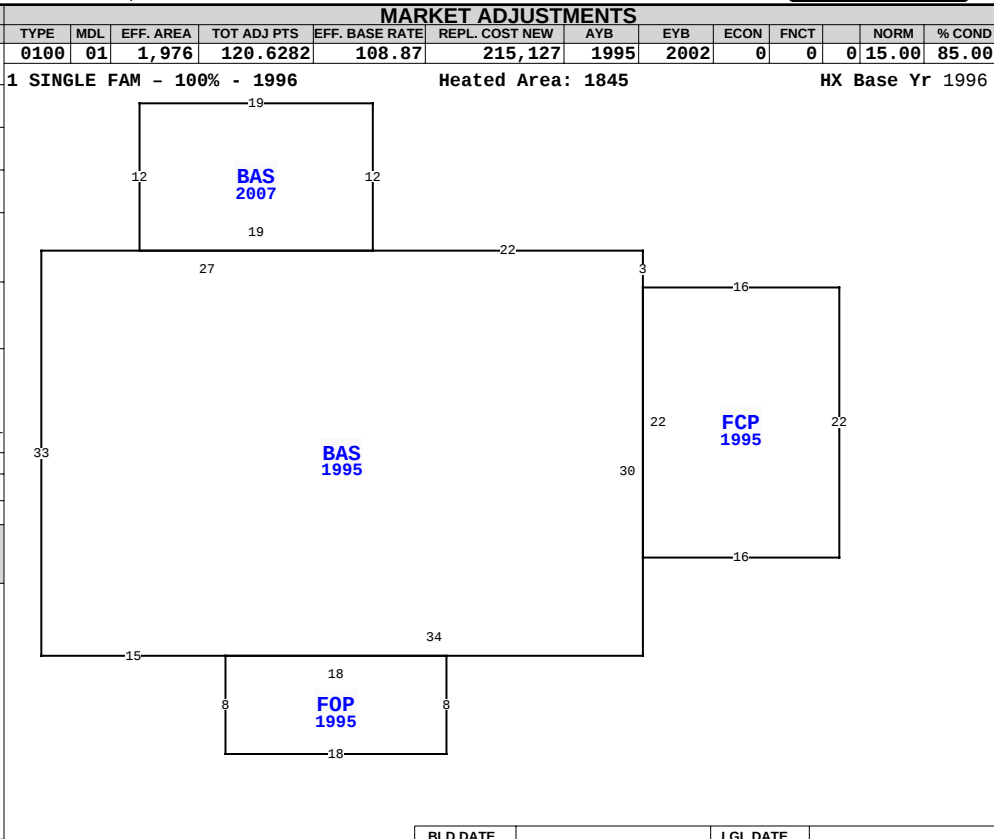
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	149,637
BAS	228	100	228	21,099
FOP	352	25	88	8,144
FOP	144	30	43	3,979
TOTALS	2,341		1,976	182,858

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
2	0504	FP-ELECTRI	0	100	0	0
3	0201	BARN WD 10	0	100	32	32
4	0810	CONCRETE A	0	100	0	0

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	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	
2	006000	A	PAST1/HAY	0			0.00	0.00	3.82	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	3.82	AC	

REVIEW DATE 01/14/2021 BY WWA



TOTAL OB/XF											
4,531											

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Total Acres: 4.82 Total Land Value: 31,681 Market: 95,500 Agricultural: 1,681 Common: 30,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		182,858	
TOTAL MARKET OB/XF VALUE		4,531	
TOTAL LAND VALUE - MARKET		125,500	
TOTAL MARKET VALUE		219,070	
SOH/AGL Deduction		106,984	
ASSESSED VALUE		112,086	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		62,086	
TOTAL JUST VALUE		312,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,762	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702545	REPAIR/RRF	11,788	04/21/2017
B20606	REMODEL	16,500	10/01/2007
B941378	NEW CONSTR	61,800	10/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0715/1688	10/11/1994	QC	U	V	07
GRANTOR: CARROLL LEON & DOROTH					
GRANTEE: CARROLL ALAN & THER					
0706/0770	6/07/1994	QC	U	V	01
GRANTOR: CARROLL LEON & DOROTH					
GRANTEE: CARROLL ALAN & TERE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1995] W16 BAS=[YR=1995] N3 W22 BAS=[YR=2007] N12 W19 S12 E19\$ W27 S33 E15 FOP=[YR=1995] S8 E18 N8 W18\$ E34 N30\$ S22 E16 N22\$.											

OTHER ADJUSTMENTS AND NOTES											

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