PT OF SEC 10-2N-23E
IN OR 2509/650

GREENE ERIC JACK & ANN MARIE/
2987 CARROLL CORNER RD
HILLIARD, FL 32046

2023

10-2N-23-0000-0013-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2955 CARROLL CORNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,900
TOTAL MARKET VALUE	45,900
SOH/AGL Deduction	459
ASSESSED VALUE	45,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,441
TOTAL JUST VALUE	45,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008789	NEW CONSTR	457,686	06/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0650	10/14/2021	QC	U	V	11	100
GRANTOR: CARROLL RONALD LEON &						
GRANTEE: GREENE ERIC JACK &						
2505/0471	10/14/2021	QC	U	V	11	100
GRANTOR: CARROLL RONALD LEON &						
GRANTEE: GREENE ERIC JACK &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,900							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.53 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 08/02/2023 BY SYS