PT N1/2 OF NW1/4 OF
SEC 10-2N-23E IN OR 686/363,
OR 797/1282 & OR 1306/1158

CARROLL RICHARD EARL
2918 CARROLL CORNER RD
HILLIARD, FL 32046-5077

2024

10-2N-23-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

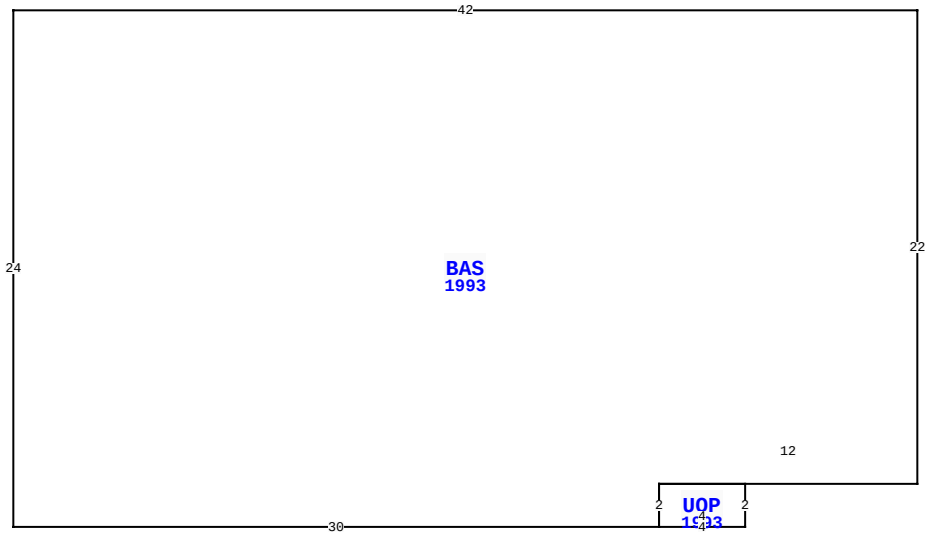
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	66,635
UOP	8	20	2	135
TOTALS	992		986	66,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	986	103.6800	98.50	97,121	1988	1993	0	0	0	31.25	68.75

1 SINGLE FAM – 100% - 2000 Heated Area: 984 HX Base Yr 2000



2918 CARROLL CORNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		66,771
TOTAL MARKET OB/XF VALUE		2,122
TOTAL LAND VALUE - MARKET		230,020
TOTAL MARKET VALUE		298,913
SOH/AGL Deduction		175,254
ASSESSED VALUE		123,659
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,659
TOTAL JUST VALUE		298,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4819	NEW CONSTR	1,100	02/23/1988
2916	NEW CONSTR	2,200	02/22/1988
2456	H/AC	2,200	02/10/1988
4595	NEW CONSTR	34,440	01/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2022/1228	11/25/2015	QC	U	I	11	100
GRANTOR: CARROLL DONNA NKA DON						
GRANTEE: CARROLL RICHARD EAR						
1775/0013	1/23/2012	FJ	U	I	30	100
GRANTOR: CARROLL DONNA L						
GRANTEE: CARROLL RICHARD EAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S24 E30 UOP=[YR=1993] E4 N2 W4 S2$ N2 E12 N22 $.

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	0681	POLE SHED	0	100	8	17	136.00	SF	15.00	15.00	100	1995	1995	3	23	469	
2	0681	POLE SHED	0	100	20	19	380.00	SF	15.00	15.00	100	2001	2001	3	29	1,653	

LAND DESCRIPTION

TOTAL OB/XF 2,122

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	000115	C	SFR ACRES	100	0005	OR	360.00	283.00	16.43	AC		1.00	1.00	1.00	14,000.00	14,000.00	230,020							

REVIEW DATE 10/12/2020 BY TWA Total Acres: 16.43 Total Land Value: 230,020 Market: 0 Agricultural: 0 Common: 230,020 PRINTED 08/06/2024 BY SYS