

IN OR 2451/935
ESMT IN OR 1517/1233,OR 2278/997
UTIL ESMT IN OR 2482-400

WILLIS DANNY
2701 CARROLL CORNER RD
HILLIARD, FL 32046

2024

10-2N-23-0000-0011-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	194,782
TOTALS	2,052		2,052	194,782

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0351	CARPORT MT	0 100	42	25	1,050.00	SF	6.30	6.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.88
3	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	4.10
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.57
5	009910	M	MKT . VAL . AG	0		OR	0.00	0.00	10.55

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	2,052	129.1400	96.86	198,757	2021	2021	0	0
1 M/H 94+ - 100% - 2022									
Heated Area: 2052									
HX Base Yr 2022									

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BAS
2021

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2701 CARROLL CORNER RD, HILLIARD	BLD DATE	LGL DATE	06/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
AC		1.00	1.00	1.00	555.00	555.00	2,708							
AC		1.00	1.00	1.00	350.00	350.00	1,435							
AC		1.00	1.00	1.00	190.00	190.00	298							
AC		1.00	1.00	1.00	19,000.00	19,000.00	200,450							

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								211,932	
TOTAL MARKET OB/XF VALUE								6,152	
TOTAL LAND VALUE - MARKET								260,450	
TOTAL MARKET VALUE								282,525	
SOH/AGL Deduction								81,874	
ASSESSED VALUE								200,651	
TOTAL EXEMPTION VALUE								50,000	
BASE TAXABLE VALUE								150,651	
TOTAL JUST VALUE								478,534	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								467,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010113	MH MOVE-ON	0	08/03/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2451/0935	4/12/2021	WD	Q	V	02	119,000			
GRANTOR: CARROLL NOAH J & LOUI									
GRANTEE: WILLIS DANNY									
0101/0361	5/06/1970	WD	U	V	11	0			
GRANTOR: CARROLL JOSH J & NETT									
GRANTEE: CARROLL NOAH J & LO									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W76 S27 E76 N27\$.									

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