



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

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Quality	01	Quality Level 01
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DOR CODE	0100	SINGLE FAMILY
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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	1,938	100	1,938	230,049
FGR	562	55	309	36,680
FOP	180	30	54	6,410
FOP	186	30	56	6,648
FUS	300	100	300	35,611

TOTALS	3,166		2,657	315,399
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	541.00	SF	5.20
2	0681	POLE SHED	0	100	40	28	1,120.00	SF	15.00
3	0861	POOL GUNIT	0	100	0	0	317.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	591.00	SF	10.00
5	0476	VF 6 SBPL	0	100	0	0	64.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
7	0462	ST/AL FNC	0	100	36	4	144.00	SF	10.00

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		OR	0.00	0.00	1.00

REVIEW DATE	12/07/2021	BY	TW
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,657	98.4096	123.01	326,838	2015	2015	0	0
1 SNGL FAM - 100% - 2016 Heated Area: 2238 HX Base Yr 2016									

2863 CARROLL CORNER RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	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
1	0811	CONCRETE B	0	100	0	0	541.00	SF	5.20	5.20	100	2015	2015	3	95	2,673	
2	0681	POLE SHED	0	100	40	28	1,120.00	SF	15.00	15.00	100	2016	2016	3	81	13,608	
3	0861	POOL GUNIT	0	100	0	0	317.00	SF	85.00	85.00	100	2021	2021	3	95	25,598	
4	0855	CONC PAVER	0	100	0	0	591.00	SF	10.00	10.00	100	2021	2021	3	99	5,851	
5	0476	VF 6 SBPL	0	100	0	0	64.00	LF	32.00	32.00	100	2021	2021	3	98	2,007	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
7	0462	ST/AL FNC	0	100	36	4	144.00	SF	10.00	10.00	100	2021	2021	3	95	1,368	

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		OR	0.00	0.00	1.00

REVIEW DATE	12/07/2021	BY	TW
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					315,399				
TOTAL MARKET OB/XF VALUE					51,399				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					396,798				
SOH/AGL Deduction					110,570				
ASSESSED VALUE					286,228				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					236,228				
TOTAL JUST VALUE					396,798				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					384,047				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011325	SWIM POOL	48,853	11/17/2020
B1429425	CO ISSUED	0	03/30/2015
B1429425	NEW CONSTR	274,891	10/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1923/1122	6/18/2014	WD	U	V	11	100			

GRANTOR: CARROLL ALAN D & THER									
GRANTEE: KING WILLIAM K & MI									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W32 FOP=[YR=2015] N10 W18 S10 E18\$ W33 S38 E13 FOP=[YR=2015] E28 FGR=[YR=2015] S9 E24 N24 W10 S1 W14 S14\$ N6 W22 U2 L2 N2 W4 S10\$ N10 E4 S2 D2 R2 E22 N8 E14 N1 E10 N23\$ PTR=E20 FUS=[YR=2015] E10 S2 E4 S20 W14 N22\$ W20\$.									