PT OF N1/2 OF NW1/4 OF
SEC 10-2N-23E IN OR 2078/1661

WINTER W ALAN
308 OCEAN BLVD
ATLANTIC BEACH, FL 32233

2025

10-2N-23-0000-0009-0050

NASSAU COUNTY PROPERTY

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	YEAR	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

CARROLL CORNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,650
TOTAL MARKET VALUE	43,650
SOH/AGL Deduction	17,873
ASSESSED VALUE	25,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,777
TOTAL JUST VALUE	43,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2078/1661	11/08/2015	WD	U	V	11	100
GRANTOR: CARROLL RICHARD EARL						
GRANTEE: WINTER W ALAN						
2022/1231	11/08/2015	WD	U	V	11	100
GRANTOR: CARROLL RICHARD EARL						
GRANTEE: WINTER W ALAN						

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	000100	C	RES	0		OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	45,000.00	45,000.00	43,650							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.97 Total Land Value: 43,650 Market: 0 Agricultural: 0 Common: 43,650 PRINTED 07/30/2025 BY SYS