

PT SW1/4 OF NW1/4 OF
SEC 10-2N-23E IN OR 2278/997
ESMT IN OR 2482-402

TALLMAN TIFFANY/OLIVER RONDA
2717 CARROLL CORNER RD
HILLIARD, FL 32046

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	1993	2,001	177,626
FCP	570	25	1993	142	12,605
FOP	200	30	1993	60	5,326
FOP	240	30	1993	72	6,391
FST	126	55	1993	69	6,125

TOTALS	3,137			2,344	208,074
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
2	0681	POLE SHED	0	50	49	30	1,470.00	SF	15.00
3	0681	POLE SHED	0	50	45	30	1,350.00	SF	15.00
4	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00
5	0525	GAZEBO	0	50	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	50	0007	OR	0.00	0.00	8.43
2	009530	C	POND	50		OR	0.00	0.00	0.60

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,344	123.2938	123.29	288,992	1984	1984	0	0	28.00	72.00
1 SINGLE FAM - 0% - 2020											
Heated Area: 2001											
HX Base Yr 2020											

2717 CARROLL CORNER RD, HILLIARD									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/09/2025				
					MLU				

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					331,262				
TOTAL MARKET OB/XF VALUE					11,750				
TOTAL LAND VALUE - MARKET					165,885				
TOTAL MARKET VALUE					508,897				
SOH/AGL Deduction					98,395				
ASSESSED VALUE					410,502				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					359,780				
TOTAL JUST VALUE					508,897				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					490,117				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13378	REPAIR/RRF	10,845	04/01/2013
P014649	NEW CONSTR	0	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2674/217	5/10/2019	WD	U	I	11	100	
GRANTOR: CARROLL NOAH JOSHUA &							
GRANTEE: TALLMAN TIFFANY							
2278/0997	5/10/2019	WD	U	I	11	100	
GRANTOR: CARROLL NOAH JOSHUA &							
GRANTEE: OLIVER RONDA CARROL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W32 FOP=[YR=1993] N10 W20 S10 E20\$ W37									
FCP=[YR=1993] W6 FST=[YR=1993] W18 S7 E18 N7\$ S7 W18 S22 E24									
N29\$ S29 E15 FOP=[YR=1993] S10 E24 N10 W24\$ E54 N29\$.									

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