

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

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2021	2,052	218,491
TOTALS	2,052			2,052	218,491

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0351	CARPORT MT	0	100	42	25	1,050.00	SF	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	AGRICULTURAL	100		OR	0.00	0.00	2.00
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.88
3	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	4.10
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.57
5	009910	M	MARKET VALUE	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	109.77	225,248	2021	2021	0	0
1 M/H 94+ - 100% - 2022									
Heated Area: 2052									
HX Base Yr 2022									

27

BAS
2021

27

2701 CARROLL CORNER RD, HILLIARD									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/21/2025 MLU									
11/04/2024 KBA									

TOTAL OB/XF									
5,954									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					236,434				
TOTAL MARKET OB/XF VALUE					5,954				
TOTAL LAND VALUE - MARKET					275,725				
TOTAL MARKET VALUE					316,601				
SOH/AGL Deduction					110,488				
ASSESSED VALUE					206,113				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					155,391				
TOTAL JUST VALUE					518,113				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					478,534				

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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