PT SEC 10-2N-23E IN OR 1605/369
(EX PT IN 13-2, 13-6, 13-7,
OR 2614/1813 & OR 2679/1468)

CARROLL CHARLES WILSON
25012 WILSON CARROLL LANE
HILLIARD, FL 32046

2025

10-2N-23-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

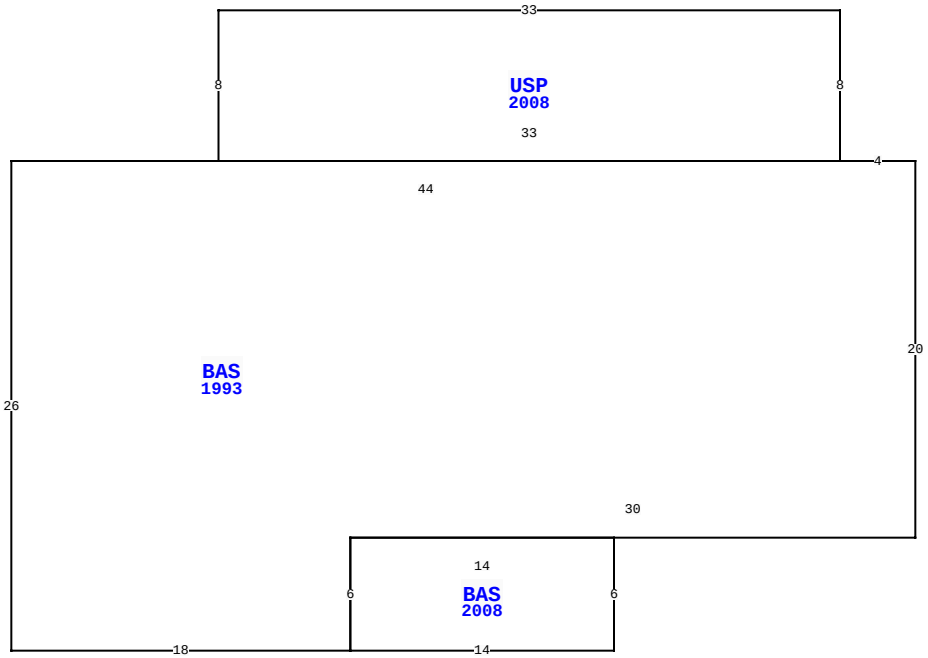
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1993	1,068	92,128
BAS	84	100	2008	84	7,246
USP	264	30	2008	79	6,815
TOTALS	1,416			1,231	106,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,231	110.2400	110.24	135,705	1966	1966	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 0 Heated Area: 1152 HX Base Yr 2020



25012 WILSON CARROLL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,189
TOTAL MARKET OB/XF VALUE		4,448
TOTAL LAND VALUE - MARKET		90,900
TOTAL MARKET VALUE		156,147
SOH/AGL Deduction		58,810
ASSESSED VALUE		97,337
TOTAL EXEMPTION VALUE	HX HB DX SX	97,337
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		201,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1795	10/26/2022	QC	U	I	11	100
GRANTOR: CARROLL PAUL CLINTON						
GRANTEE: CARROLL CHARLES WIL						
1605/0369	1/01/2009	QC	U	I	30	100
GRANTOR: CARROLL WOODROW WILSO						
GRANTEE: CARROLL WOODROW WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=2008] N8 W33 S8 E33$ W44 S26 E18
BAS=[YR=2008] E14 N6 W14 S6$ N6 E30 N20$.

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
1	0200	BARN WD 0-	0	100	0	0	150.00	SF	20.00	20.00	100	1980	1980	3	20	600	
2	0200	BARN WD 0-	0	100	0	0	300.00	SF	20.00	20.00	100	1980	1980	3	20	1,200	
3	0681	POLE SHED	0	100	32	20	640.00	SF	11.25	11.25	100	1991	1991	3	20	1,440	
4	0350	CARPORT WD	0	100	25	15	375.00	SF	6.50	6.50	100	1991	1991	3	20	488	
5	0681	POLE SHED	0	100	24	20	480.00	SF	7.50	7.50	100	1991	1991	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 4,448

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	500.00	500.00	510							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 02/06/2024 BY WWA Total Acres: 2.02 Total Land Value: 45,510 Market: 45,900 Agricultural: 510 Common: 45,000 PRINTED 07/30/2025 BY SYS