PT OF SEC 10-2N-23E
IN OR 483/728, OR 701/973,
OR 1604/1197

CARROLL RONALD LEON & SALLIE S/
2987 CARROLL CORNER ROAD
HILLIARD, FL 32046-5081

2025

10-2N-23-0000-0013-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

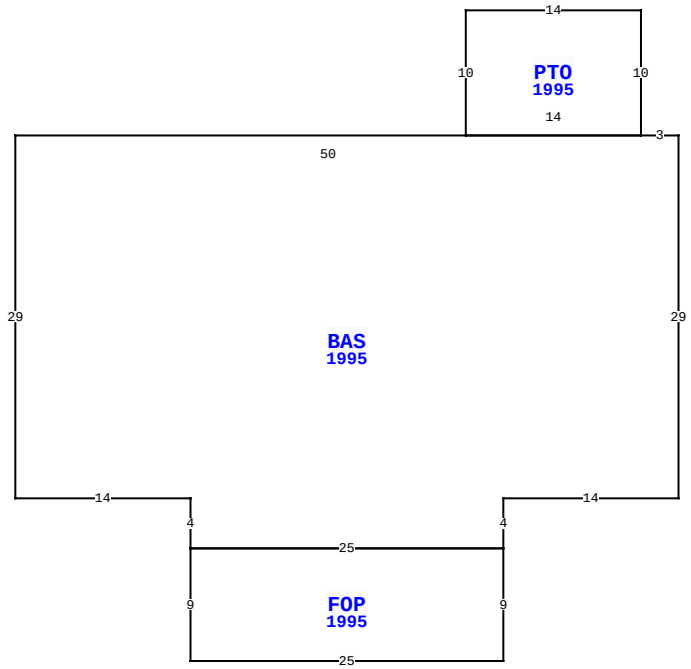
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	1,637	100	1995	1,637	159,081
FOP	225	30	1995	68	6,608
PTO	140	5	1995	7	680
TOTALS	2,002			1,712	166,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	124.1900	124.19	212,613	1995	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 1984 Heated Area: 1637 HX Base Yr 1984



2987 CARROLL CORNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		260,526
TOTAL MARKET OB/XF VALUE		5,324
TOTAL LAND VALUE - MARKET		114,855
TOTAL MARKET VALUE		380,705
SOH/AGL Deduction		169,211
ASSESSED VALUE		211,494
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,772
TOTAL JUST VALUE		380,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006897	ROOF	13,420	05/25/2023
B951670	NEW CONSTR	56,980	02/01/1995
B941029	NEW CONSTR	41,347	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1604/1197	12/23/2008	WD	Q	I	01	100
GRANTOR: CARROLL LEON DAVID						
GRANTEE: CARROLL RONALD LEON						
0701/0973	3/30/1994	QC	Q	I	01	100
GRANTOR: CARROLL RONALD LEON						
GRANTEE: CARROLL RONALD & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W3 PTO=[YR=1995] N10 W14 S10 E14$ W50 S29 E14 S4 FOP=[YR=1995] S9 E25 N9 W25$ E25 N4 E14 N29$.

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	0681	POLE SHED	0	100	16	28	448.00	SF	15.00	15.00	100	1970	1970	3	20	1,344	
2	0680	POLE SHED	0	100	20	17	340.00	SF	10.00	10.00	100	1990	1990	3	20	680	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
4	0200	BARN WD 0-	0	100	0	0	160.00	SF	20.00	20.00	100	1980	1980	3	20	640	

LAND DESCRIPTION

TOTAL OB/XF 5,324

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	100	0005	OR	0.00	0.00	5.89	AC		1.00	1.00	1.00	19,500.00	19,500.00	114,855							

REVIEW DATE 08/30/2022 BY WWA Total Acres: 5.89 Total Land Value: 114,855 Market: 0 Agricultural: 0 Common: 114,855 PRINTED 07/30/2025 BY SYS

PT OF SEC 10-2N-23E
IN OR 483/728, OR 701/973,
OR 1604/1197

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HILLIARD, FL 32046-5081

2025

10-2N-23-0000-0013-0030

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	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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

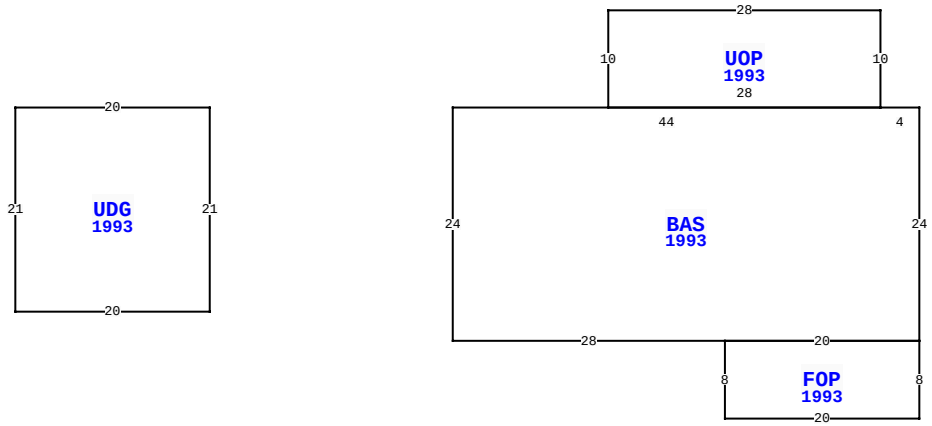
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	72,944
FOP	160	30	1993	48	3,039
UDG	420	55	1993	231	14,627
UOP	280	20	1993	56	3,546
TOTALS	2,012			1,487	94,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	90.7800	90.78	134,990	1972	1972	0	10	0	20.25	69.75

2 SINGLE FAM – 0% - 1984 Heated Area: 1152 HX Base Yr 1984



2987 CARROLL CORNER RD, HILLIARD

BLD DATE		LGL DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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GRANTOR: CARROLL LEON DAVID						
GRANTEE: CARROLL RONALD LEON						
0701/0973	3/30/1994	QC	Q	I	01	100
GRANTOR: CARROLL RONALD LEON						
GRANTEE: CARROLL RONALD & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N10 W28 S10 E28$ W44 S24 E28
FOP=[YR=1993] S8 E20 N8W20$ E20 N24$ PTR=W73 UDG=[YR=1993]
W20 S21 E20N21$E73$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/30/2022 BY WWA Total Acres: 5.89 Total Land Value: 114,855 Market: 0 Agricultural: 0 Common: 114,855 PRINTED 07/30/2025 BY SYS