PT OF SEC 10-2N-23E
IN OR 2509/650

GREENE ERIC JACK & ANN MARIE/
2955 CARROLL CORNER RD
HILLIARD, FL 32046

2025

10-2N-23-0000-0013-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

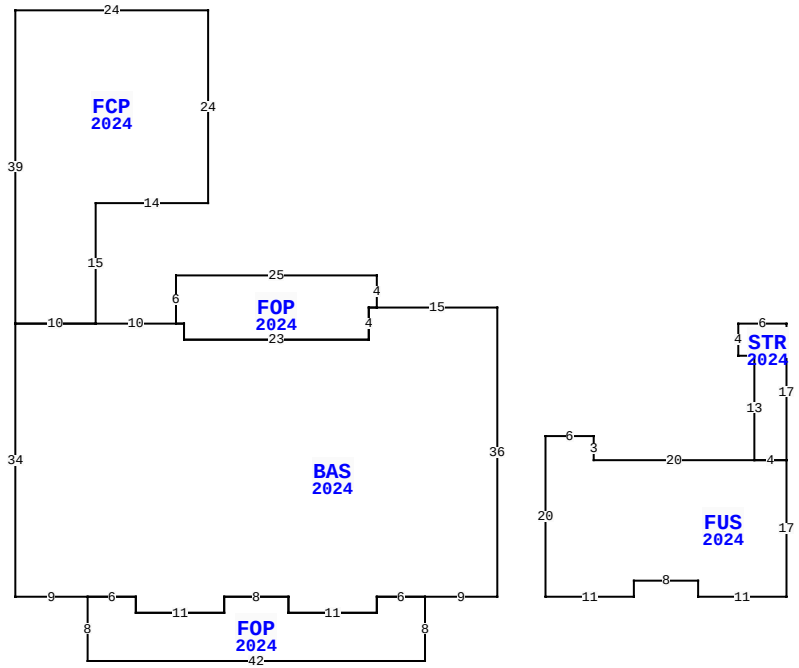
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,070	100	2024	2,070	339,418
FCP	726	25	2024	182	29,843
FOP	194	30	2024	58	9,510
FOP	292	30	2024	88	14,429
FUS	512	100	2024	512	83,953
STR	76	10	2024	8	1,312
TOTALS	3,870			2,918	478,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,918	103.7760	163.97	478,464	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2582 HX Base Yr



2955 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		478,464
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		68,850
TOTAL MARKET VALUE		552,314
SOH/AGL Deduction		32,550
ASSESSED VALUE		519,764
TOTAL EXEMPTION VALUE	13	519,764
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		552,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011309	CO ISSUED		09/06/2023
22008789	NEW CONSTR	457,686	06/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0650	10/14/2021	QC	U	V	11	100
GRANTOR: CARROLL RONALD LEON &						
GRANTEE: GREENE ERIC JACK &						
2505/0471	10/14/2021	QC	U	V	11	100
GRANTOR: CARROLL RONALD LEON &						
GRANTEE: GREENE ERIC JACK &						

BUILDING NOTES

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,23] W15 W1 S4 W23 N2 W1 W10 W10 S34 E9 E6 S2 E11 N2 E8 S2 E11 N2 E6 E9 N36 $
FOP=[YR=2024;ORIG=45,19] W25 S6 E1 S2 E23 N4 E1 N4 $
FOP=[YR=2024;ORIG=51,59] W6 S2 W11 N2 W8 S2 W11 N2 W6 S8 E42 N8 $
FCP=[YR=2024;ORIG=0,-14] S39 E10 N15 E14 N24 W24 $
STR=[YR=2024;ORIG=90,25] S4 E2 S13 E4 N17 W6 $
FUS=[YR=2024;ORIG=72,39] W6 S20 E11 N2 E8 S2 E11 N17 W4 W20 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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		OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	45,000.00	45,000.00	68,850							

REVIEW DATE 09/21/2023 BY WW Total Acres: 1.53 Total Land Value: 68,850 Market: 0 Agricultural: 0 Common: 68,850 PRINTED 07/30/2025 BY SYS