PT OF SE1/4 OF NW1/4
OF SEC 10-2N-23E
IN OR 2747/1586

BURDEN DONAVON L & EMILY G
25036 WILSON CARROLL LN
HILLIARD, FL 32046

2025

10-2N-23-0000-0013-0110

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

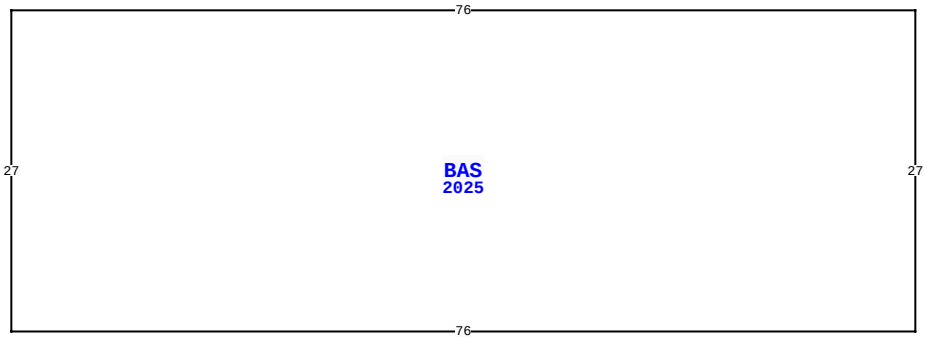
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2025	2,052	216,536
TOTALS	2,052			2,052	216,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	125.4000	106.59	218,723	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 2052 HX Base Yr 2025



25036 WILSON CARROLL LN, 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		216,536
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		89,100
TOTAL MARKET VALUE		305,636
SOH/AGL Deduction		34,887
ASSESSED VALUE		270,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,027
TOTAL JUST VALUE		305,636
NCON VALUE		216,536
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011263	NEW MANUF HOME. D	0	10/03/2024
MH240005364	NEW MANUF HOME. D	0	05/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/1586	11/01/2024	SW	Q	I	01	319,900
GRANTOR: NEFL RET LLC						
GRANTEE: BURDEN DONAVON L &						
2676/436	10/11/2023	WD	U	V	19	30,000
GRANTOR: CARROLL JAMIE P/R OF						
GRANTEE: NEFL RET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,0] E76 S27 W76 N27 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,100							

REVIEW DATE 10/03/2024 BY WW Total Acres: 1.98 Total Land Value: 89,100 Market: 0 Agricultural: 0 Common: 89,100 PRINTED 07/30/2025 BY SYS