PT N1/2 OF NW1/4 OF
SEC 10-2N-23E IN OR 2786/441
ESMT IN OR 2802/1187

GREENE MATTHEW & NATHALIE
3052 CARROLL CORNER ROAD
HILLIARD, FL 32046

2026

10-2N-23-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

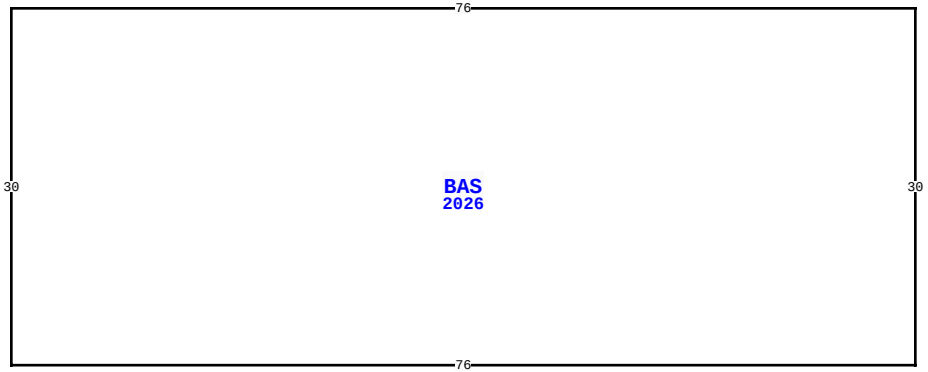
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2026	2,280	247,028
TOTALS	2,280			2,280	247,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	121.6000	109.44	249,523	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 2280 HX Base Yr 2024



3052 CARROLL CORNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		274,726
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		36,800
TOTAL MARKET VALUE		311,526
SOH/AGL Deduction		0
ASSESSED VALUE		311,526
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,115
TOTAL JUST VALUE		311,526
NCON VALUE		247,028
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250008527	CONVERTING SFR TO	50	07/31/2025
MH250008440	MANU REPL	0	07/30/2025
20011406	REPAIR/RRF	10,249	12/21/2020
E22880	CHNGE SRVC	0	08/01/2010
250008440			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/441	4/30/2025	QC	U	I	11	100
GRANTOR: GREENE MATTHEW & NATH						
GRANTEE: GREENE MATTHEW & NA						
2069/0993	8/31/2016	WD	Q	I	01	90,000
GRANTOR: BULLARD JUSTIN R & VI						
GRANTEE: GREENE MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E76 S30 W76 N30 $
.

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	0004	OR	0.00	0.00	0.92	AC		1.00	1.00	1.00	40,000.00	40,000.00	36,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.92 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 07/09/2026 BY SYS

PT N1/2 OF NW1/4 OF
SEC 10-2N-23E IN OR 2786/441
ESMT IN OR 2802/1187

GREENE MATTHEW & NATHALIE
3052 CARROLL CORNER ROAD
HILLIARD, FL 32046

2026

10-2N-23-0000-0009-0030

BUILDING CHARACTERISTICS

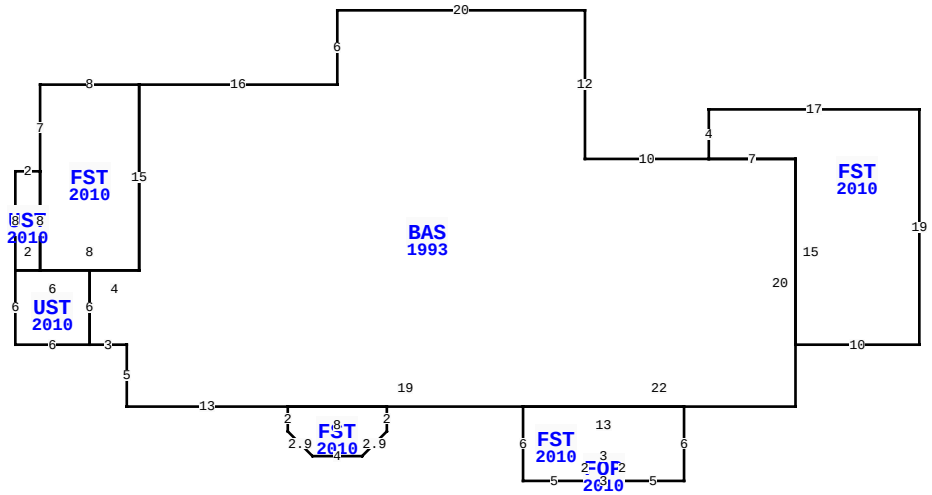
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,425	100	1993	1,425	23,342
FOP	6	30	2010	2	33
FST	28	55	2010	15	246
FST	72	55	2010	40	655
FST	120	55	2010	66	1,081
FST	218	55	2010	120	1,966
UST	16	45	2010	7	114
UST	36	45	2010	16	262
TOTALS	1,921			1,691	27,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,691	45.0000	25.20	42,613	1970	1970	0	0	0	35.00	65.00

2 ACCESORY U 100% - 2024 Heated Area: 1425 HX Base Yr 2024



3052 CARROLL CORNER RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

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GRANTOR: GREENE MATTHEW & NATH						
GRANTEE: GREENE MATTHEW & NA						
2069/0993	8/31/2016	WD	Q	I	01	90,000
GRANTOR: BULLARD JUSTIN R & VI						
GRANTEE: GREENE MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-17,4] W10 N12 W20 S6 W16 S15 W4 S6 E3 S5 E13 E19 E22 N20 W7 $
FST=[YR=2010;ORIG=0,0] W17 S4 E7 S15 E10 N19 $
FST=[YR=2010;ORIG=-63,-2] W8 S7 S8 E8 N15 $
FST=[YR=2010;ORIG=-32,24] S6 E5 N2 E3 S2 E5 N6 W13 $
UST=[YR=2010;ORIG=-73,13] S6 E6 N6 W6 $
FST=[YR=2010;ORIG=-51,24] S2 D2R2 E4 U2R2 N2 W8 $
UST=[YR=2010;ORIG=-71,5] W2 S8 E2 N8 $
FOP=[YR=2010;ORIG=-27,30] E3 N2 W3 S2 $
.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.92 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 07/09/2026 BY SYS