

PT SW1/4 OF NW1/4 OF
SEC 10-2N-23E IN OR 2278/997
ESMT IN OR 2482-402

TALLMAN TIFFANY/OLIVER RONDA
2717 CARROLL CORNER RD
HILLIARD, FL 32046

2026

10-2N-23-0000-0011-0000



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	13	LVT/LAMMT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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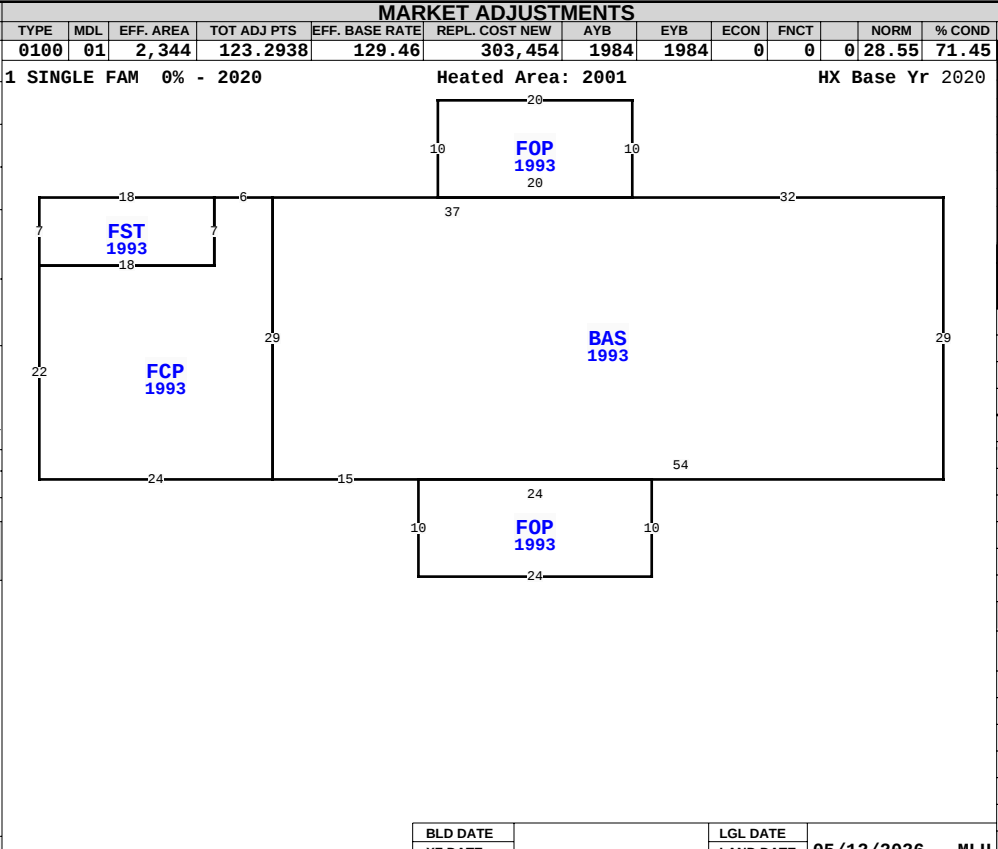
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	1993	2,001	185,091
FCP	570	25	1993	142	13,135
FOP	200	30	1993	60	5,550
FOP	240	30	1993	72	6,660
FST	126	55	1993	69	6,383
TOTALS	3,137			2,344	216,818

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
2	0681	POLE SHED	0	50	49	30	1,470.00	SF	15.00	15.00	100	1965	1965	3	20	4,410	
3	0681	POLE SHED	0	50	45	30	1,350.00	SF	15.00	15.00	100	1960	1960	3	20	4,050	
4	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1923	1923	3	20	400	
5	0525	GAZEBO	0	50	0	0	1.00	UT	5,000.00	5,000.00	100	1980	1980	3	20	1,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	009530	C



2717 CARROLL CORNER RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
2	0681	POLE SHED	0	50	49	30	1,470.00	SF	15.00	15.00	100	1965	1965	3	20	4,410	
3	0681	POLE SHED	0	50	45	30	1,350.00	SF	15.00	15.00	100	1960	1960	3	20	4,050	
4	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1923	1923	3	20	400	
5	0525	GAZEBO	0	50	0	0	1.00	UT	5,000.00	5,000.00	100	1980	1980	3	20	1,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	009530	C

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 6						Tax Dist:						
BUILDING MARKET VALUE						345,712						
TOTAL MARKET OB/XF VALUE						11,663						
TOTAL LAND VALUE - MARKET						161,670						
TOTAL MARKET VALUE						519,045						
SOH/AGL Deduction						73,565						
ASSESSED VALUE						445,480						
TOTAL EXEMPTION VALUE						HA HAB 51,411						
BASE TAXABLE VALUE						394,069						
TOTAL JUST VALUE						519,045						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						508,897						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
R13378				REPAIR/RRF				10,845		04/01/2013		
P014649				NEW CONSTR				0		04/01/2001		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2674/217		5/10/2019		WD	U	I	11	100				
GRANTOR: CARROLL NOAH JOSHUA &												
GRANTEE: TALLMAN TIFFANY												
2278/0997		5/10/2019		WD	U	I	11	100				
GRANTOR: CARROLL NOAH JOSHUA &												
GRANTEE: OLIVER RONDA CARROL												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W32 FOP=[YR=1993] N10 W20 S10 E20\$ W37 FCP=[YR=1993] W6 FST=[YR=1993] W18 S7 E18 N7\$ S7 W18 S22 E24 N29\$ S29 E15 FOP=[YR=1993] S10 E24 N10 W24\$ E54 N29\$.												

OTHER ADJUSTMENTS AND NOTES								YEAR	DENSITY	DECL	FRZ	YR	CONSRV
ND UE													
60,170													
1,500													

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