

IN OR 2451/935
ESMT IN OR 1517/1233,OR 2278/997
UTIL ESMT IN OR 2482-400

WILLIS DANNY
2701 CARROLL CORNER RD
HILLIARD, FL 32046

2026

10-2N-23-0000-0011-0030



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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	5500	TIMBERLAND 80-89
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	2021	2,052	226,579
TOTALS	2,052			2,052	226,579

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPORT MT	0 100	42	25	1,050.00	SF	6.30	6.30	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC	1.00
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.88	AC	1.00
3	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	4.10	AC	1.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.57	AC	1.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.55	AC	1.00

REVIEW DATE 01/01/2023 BY CD

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	129.1400	116.23	238,504	2021	2021	0	0	5.00	95.00
1 M/H 94+			100% - 2022			Heated Area: 2052			HX Base Yr 2022		

2701 CARROLL CORNER RD, HILLIARD											
BAS 2021											

TOTAL OB/XF											
5,689											

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5,689											

Total Acres: 12.55 Total Land Value: 38,206 Market: 200,450 Agricultural: 4,206 Common: 34,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		245,294	
TOTAL MARKET OB/XF VALUE		5,689	
TOTAL LAND VALUE - MARKET		234,450	
TOTAL MARKET VALUE		289,189	
SOH/AGL Deduction		77,632	
ASSESSED VALUE		211,557	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		160,146	
TOTAL JUST VALUE		485,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010113	MH MOVE-ON	0	08/03/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2451/0935	4/12/2021	WD	Q	V	02	119,000	
GRANTOR: CARROLL NOAH J & LOUI							
GRANTEE: WILLIS DANNY							
0101/0361	5/06/1970	WD	U	V	11	0	
GRANTOR: CARROLL JOSH J & NETT							
GRANTEE: CARROLL NOAH J & LO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W76 S27 E76 N27\$.											

WILLIS DANNY
2701 CARROLL CORNER RD
HILLIARD, FL 32046

2026

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BUILDING CHARACTERISTICS							
ELEMENT	CD						
Exterior Wall	25	MOD METAL 100					
RooF Structur	03	GABLE/HIP 100					
RooF Cover	12	MODULAR MT 100					
Interior Wall		N/A 100					
Interior Floo	03	CONC FINSH 100					
Air Condition	99	N/A 100					
Heating Type		N/A 100					
Bedrooms		0 100					
Bathrooms		0 100					
Frame	05	STEEL 100					
Stories	0	0 100					
Units		0 100					
Occupancy	00	NONE 100					
Quality	06	Quality Level 06					
DOR CODE	5500	TIMBERLAND 80-89					
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	875	100	2021	875	18,715		
BAS 2021							
TOTALS	875			875	18,715		
EXTRA FEATURES					2701 CARROLL CORNER RD, HILLIARD		
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		
TOTAL OB/XF 0							
LAND DESCRIPTION							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT 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: 12.55 Total Land Value: 38,206 Market: 200,450 Agricultural: 4,206 Common: 34,000 PRINTED 07/09/2026 BY SYS							