PT SE1/4 OF NW1/4 OF
SEC 10-2N-23E IN OR 715/1688
(EX PT IN OR 1923/1122 & EX

CARROLL ALAN D & THERESA D/
2847 CARROLL CORNER ROAD
HILLIARD, FL 32046

2026

10-2N-23-0000-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

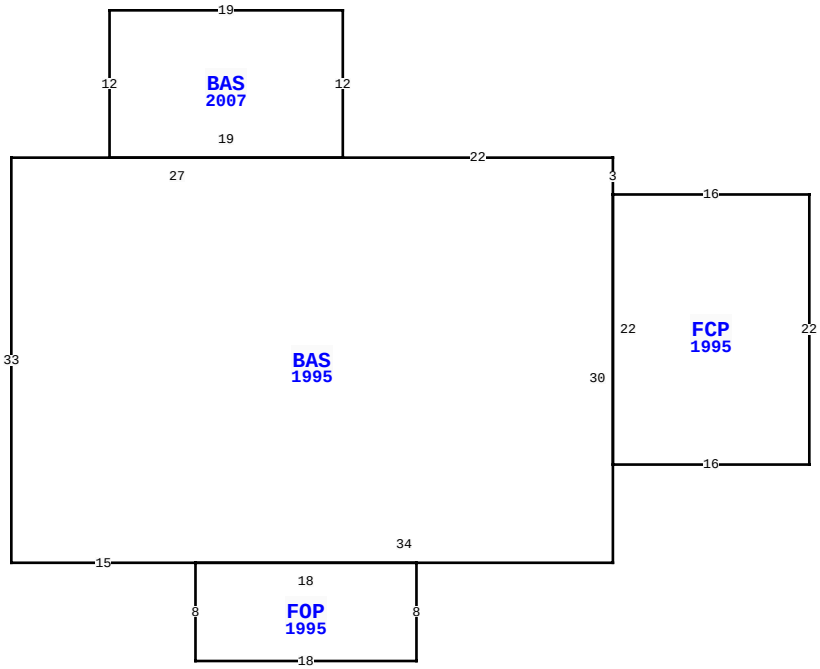
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	1,617	100	1995	1,617	169,479
BAS	228	100	2007	228	23,897
FCP	352	25	1995	88	9,223
FOP	144	30	1995	43	4,507
TOTALS	2,341			1,976	207,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,976	120.6282	126.66	250,280	1995	2002	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 1996 Heated Area: 1845 HX Base Yr 1996



2847 CARROLL CORNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		207,107
TOTAL MARKET OB/XF VALUE		3,782
TOTAL LAND VALUE - MARKET		134,960
TOTAL MARKET VALUE		240,302
SOH/AGL Deduction		118,715
ASSESSED VALUE		121,587
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,176
TOTAL JUST VALUE		345,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702545	REPAIR/RRF	11,788	04/21/2017
B20606	REMODEL	16,500	10/01/2007
B941378	NEW CONSTR	61,800	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0715/1688	10/11/1994	QC	U	V	07	100
GRANTOR: CARROLL LEON & DOROTH						
GRANTEE: CARROLL ALAN & THER						
0706/0770	6/07/1994	QC	Q	V	01	100
GRANTOR: CARROLL LEON & DOROTH						
GRANTEE: CARROLL ALAN & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1995] W16 BAS=[YR=1995] N3 W22 BAS=[YR=2007] N12 W19 S12 E19$ W27 S33 E15 FOP=[YR=1995] S8 E18 N8 W18$ E34 N30$ S22 E16 N22$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
2	0201	BARN WD 10	0	100	32	32	1,024.00	SF	8.50	8.50	100	1997	1997	3	23	2,002	

LAND DESCRIPTION

TOTAL OB/XF 3,782

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	3.82	AC		1.00	1.00	1.00	370.00	370.00	1,413							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.82	AC		1.00	1.00	1.00	28,000.00	28,000.00	106,960							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.82 Total Land Value: 29,413 Market: 106,960 Agricultural: 1,413 Common: 28,000 PRINTED 07/09/2026 BY SYS