PT OF SEC 10-2N-23E
IN OR 2509/650

GREENE ERIC JACK & ANN MARIE/
2955 CARROLL CORNER RD
HILLIARD, FL 32046

**2026**

**10-2N-23-0000-0013-0090**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

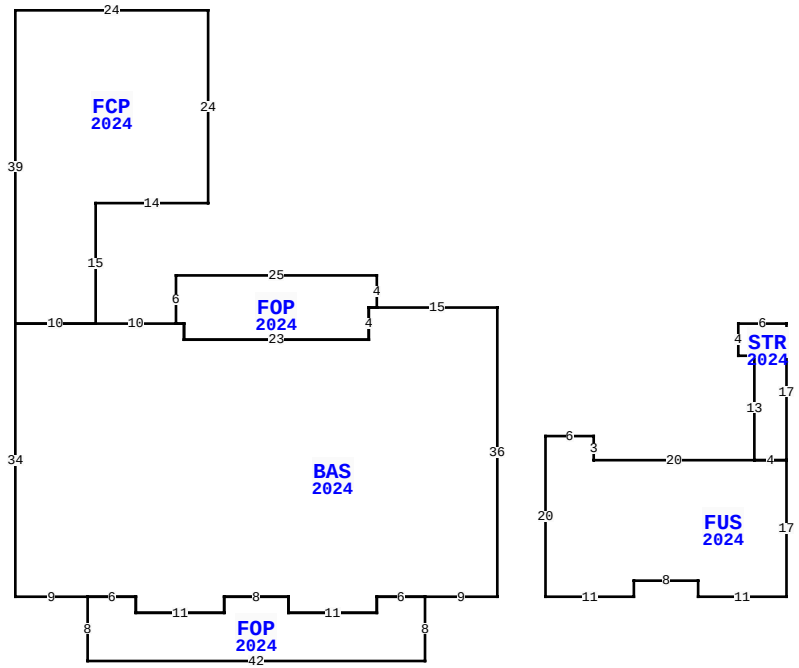
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 0100 | SINGLE FAMILY |
| 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 | 2,070 | 100 | 2024 | 2,070 | 354,816 |
| FCP | 726 | 25 | 2024 | 182 | 31,196 |
| FOP | 194 | 30 | 2024 | 58 | 9,942 |
| FOP | 292 | 30 | 2024 | 88 | 15,084 |
| FUS | 512 | 100 | 2024 | 512 | 87,761 |
| STR | 76 | 10 | 2024 | 8 | 1,371 |
| TOTALS | 3,870 | | | 2,918 | 500,171 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,918 | 103.7760 | 172.27 | 502,684 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST 100% - 2024 Heated Area: 2582 HX Base Yr




2955 CARROLL CORNER RD, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 500,171 |
| TOTAL MARKET OB/XF VALUE | | 4,950 |
| TOTAL LAND VALUE - MARKET | | 61,200 |
| TOTAL MARKET VALUE | | 566,321 |
| SOH/AGL Deduction | | 32,523 |
| ASSESSED VALUE | | 533,798 |
| TOTAL EXEMPTION VALUE | 13 | 533,798 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 566,321 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 552,314 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230011309 | CO ISSUED | | 09/06/2023 |
| 22008789 | NEW CONSTR | 457,686 | 06/08/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2509/0650 | 10/14/2021 | QC | U | V | 11 | 100 |
| GRANTOR: CARROLL RONALD LEON & | | | | | | |
| GRANTEE: GREENE ERIC JACK & | | | | | | |
| 2505/0471 | 10/14/2021 | QC | U | V | 11 | 100 |
| GRANTOR: CARROLL RONALD LEON & | | | | | | |
| GRANTEE: GREENE ERIC JACK & | | | | | | |

## BUILDING NOTES

## 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 | 0501 | FP-AVERAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2024 | 2023 | | 99 | 4,950 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,23] W15 W1 S4 W23 N2 W1 W10 W10 S34 E9 E6 S2 E11 N2 E8 S2 E11 N2 E6 E9 N36 $
FOP=[YR=2024;ORIG=45,19] W25 S6 E1 S2 E23 N4 E1 N4 $
FOP=[YR=2024;ORIG=51,59] W6 S2 W11 N2 W8 S2 W11 N2 W6 S8 E42 N8 $
FCP=[YR=2024;ORIG=0,-14] S39 E10 N15 E14 N24 W24 $
STR=[YR=2024;ORIG=90,25] S4 E2 S13 E4 N17 W6 $
FUS=[YR=2024;ORIG=72,39] W6 S20 E11 N2 E8 S2 E11 N17 W4 W20 N3 $
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## LAND DESCRIPTION

TOTAL OB/XF 4,950

| 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 | 1.53 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 61,200 | | | | | | | |

REVIEW DATE 09/21/2023 BY WW Total Acres: 1.53 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/09/2026 BY SYS