PT OF SE1/4
IN OR 2370/316
ESMT OR 316/469

REED LANAIE N
37763 POOLE RD
HILLIARD, FL 32046

2023

10-3N-24-0000-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

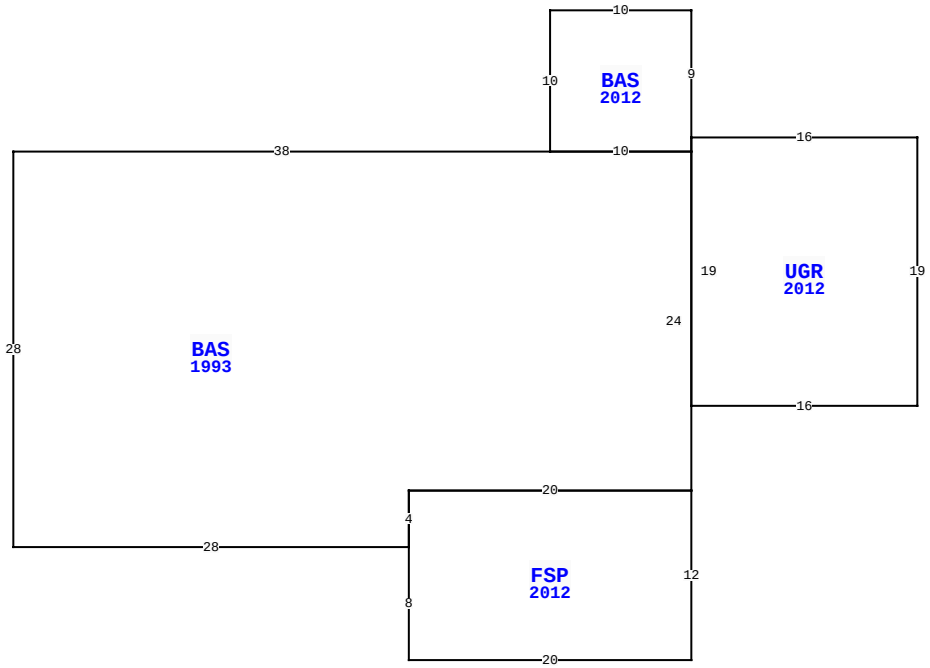
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	83,629
BAS	100	100	100	6,616
FSP	240	40	96	6,352
UGR	304	45	137	9,064
TOTALS	1,908		1,597	105,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,597	117.3000	105.86	169,058	1967	1967	0	0	0	37.50	62.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1364 HX Base Yr 2023



37763 POOLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,661
TOTAL MARKET OB/XF VALUE		1,715
TOTAL LAND VALUE - MARKET		76,570
TOTAL MARKET VALUE		183,946
SOH/AGL Deduction		0
ASSESSED VALUE		183,946
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,946
TOTAL JUST VALUE		183,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/0316	5/22/2020	WD	U	I	11	100
GRANTOR: THOMPSON JAMES L & MA						
GRANTEE: REED LANAIE N						
2186/0504	3/13/2018	WD	U	I	11	100
GRANTOR: REED HENRY J & JAY L						
GRANTEE: REED LANAIE N						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2012] W16 BAS=[YR=2012] N9 W10 S10 BAS=[YR=1993] W38 S28 E28 FSP=[YR=2012] S8 E20 N12 W20 S4$ N4 E20 N24 W10 $ E10 N1$ S19 E16 N19$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	8.06	AC		1.00	1.00	0.50	19,000.00	9,500.00	76,570							

REVIEW DATE 02/09/2018 BY TWX Total Acres: 8.06 Total Land Value: 76,570 Market: 0 Agricultural: 0 Common: 76,570 PRINTED 08/02/2023 BY SYS