PT OF SE1/4
IN OR 2570/1853

DAVIS ROBERT M III & KELLIE A
371034 POOLE ROAD
HILLIARD, FL 32046

2023

10-3N-24-0000-0006-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

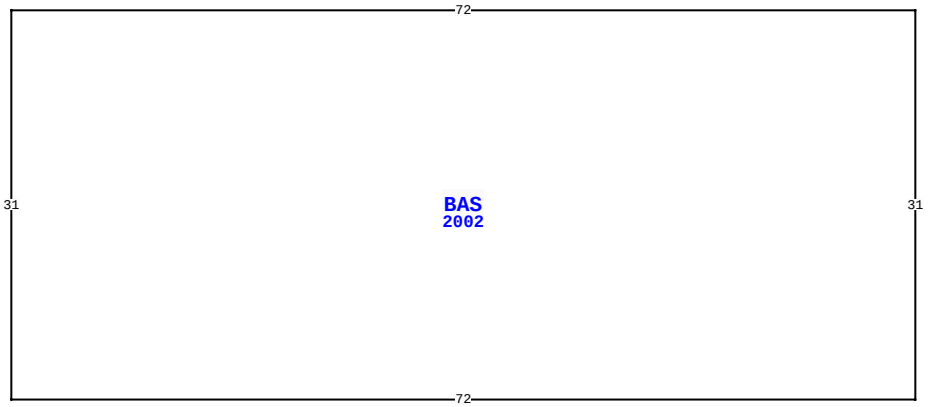
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2,232	95,219
TOTALS	2,232		2,232	95,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,232	117.2000	82.04	183,113	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 2023 Heated Area: 2232 HX Base Yr



371034 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	95,219
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	87,500
TOTAL MARKET VALUE	185,764
SOH/AGL Deduction	0
ASSESSED VALUE	185,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,764
TOTAL JUST VALUE	185,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P026044	NEW CONSTR	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1853	6/07/2022	WD	Q	I	01	180,000
GRANTOR: BRYANT MICHAEL D						
GRANTEE: DAVIS ROBERT MELVIN						
0746/1938	12/21/1995	WD	U	V	01	100
GRANTOR: DAVIS LATASHIA B & MI						
GRANTEE: BRYANT MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W72 S31 E72 N31$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	87,500							

REVIEW DATE 02/09/2018 BY TWX Total Acres: 3.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/02/2023 BY SYS