PT E1/2 OF LOTS 31 & 32
IN OR 2218/372
DUNN SURVEY OF SEC 10-3N-24E

CARTER TISHA M
37504 POOLE RD
HILLIARD, FL 32046

2023

10-3N-24-2320-0031-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

POOLE RD, HILLIARD

BLD DATE		LGL DATE	06/14/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	92,750
TOTAL MARKET VALUE	92,750
SOH/AGL Deduction	38,881
ASSESSED VALUE	53,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,869
TOTAL JUST VALUE	92,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2218/0372	8/14/2018	WD	U	V	37	18,800

GRANTOR: CONNER DOROTHY REVOCA

GRANTEE: CARTER TISHA M

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	3.71	AC		1.00	1.00	1.00	25,000.00	25,000.00	92,750							

REVIEW DATE 06/14/2023 BY MLU Total Acres: 3.71 Total Land Value: 92,750 Market: 0 Agricultural: 0 Common: 92,750 PRINTED 08/02/2023 BY SYS