PT OF LOTS 33 & 34
IN OR 1169/443
DUNN SURVEY

REYNOLDS JOHN D & TRACI A
37259 POOLE ROAD
HILLIARD, FL 32046

2023

10-3N-24-2320-0033-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

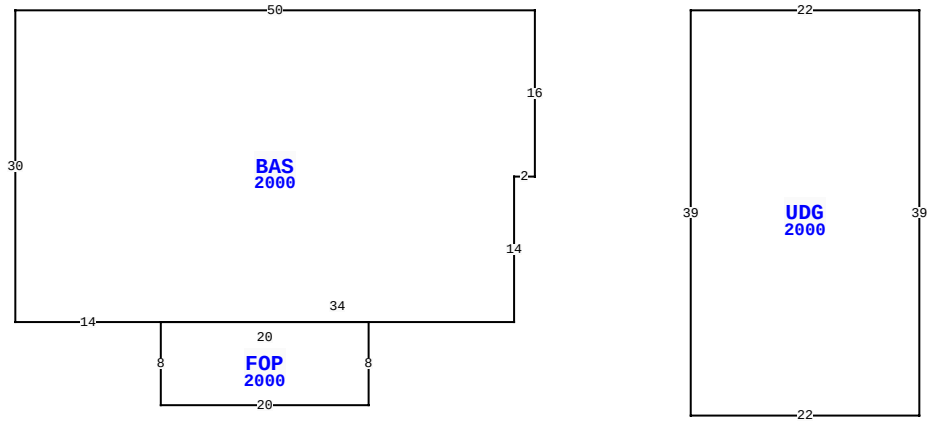
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,472	100	1,472	105,943
FOP	160	30	48	3,454
UDG	858	55	472	33,971
TOTALS	2,490		1,992	143,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	105.6440	95.34	189,917	1959	1989	0	0	0	24.51	75.49

1 SINGLE FAM – 100% - 2004 Heated Area: 1472 HX Base Yr 2004



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

37259 POOLE RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		143,368
TOTAL MARKET OB/XF VALUE		387
TOTAL LAND VALUE - MARKET		119,250
TOTAL MARKET VALUE		263,005
SOH/AGL Deduction		158,758
ASSESSED VALUE		104,247
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,247
TOTAL JUST VALUE		263,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20952	FIRE DAMAGE	0	01/01/2008
B20960	FIRE DAMAGE	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1169/0443	9/08/2003	WD	U	I	01	100

GRANTOR: REYNOLDS ERNEST D & P
GRANTEE: REYNOLDS JOHN D & T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W50 S30 E14 FOP=[YR=2000] S8 E20 N8 W20$ E34 N14 E2 N16$ PTR=E15 UDG=[YR=2000] E22 S39 W22 N39$ W15$.

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	0810	CONCRETE A	0	100	16	6	96.00	SF	6.50	6.50	100	1990	1990	3	62	387	

LAND DESCRIPTION

TOTAL OB/XF 387

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	4.77	AC		1.00	1.00	1.00	25,000.00	25,000.00	119,250							

REVIEW DATE 02/09/2018 BY TWX Total Acres: 4.77 Total Land Value: 119,250 Market: 0 Agricultural: 0 Common: 119,250 PRINTED 08/02/2023 BY SYS