

LOT 44 EX S-1 & S-2
IN OR 638 PG 498
EX R/W OR 177/240

ARFLIN BRANSON O JR & EVA KAY
37122 POOLE RD
HILLIARD, FL 32046

2023

10-3N-24-2320-0044-0000



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	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1,702	122,217
BAS	306	100	306	21,973
FOP	136	30	41	2,944
FOP	150	30	45	3,231
UGR	672	45	302	21,686
UOP	784	20	157	11,274

TOTALS	3,750		2,553	183,326
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1964
2	0803	ASPHALT C	0 100	0	0	2,200.00	SF	2.00	2.00	100	1977
3	1242	WD DECK A	0 100	0	0	506.00	SF	10.00	10.00	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0			0.00	0.00	14.93	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	14.93	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,553	124.3200	112.20	286,447	1965	1970	0	0	36.00	64.00
1 SINGLE FAM - 100% - 0											
Heated Area: 2008											
HX Base Yr											

37122 POOLE RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1964	1964	3	20	1,200	
2	0803	ASPHALT C	0 100	0	0	2,200.00	SF	2.00	2.00	100	1977	1977	3	50	2,200	
3	1242	WD DECK A	0 100	0	0	506.00	SF	10.00	10.00	100	1986	1986	3	20	1,012	

TOTAL OB/XF											
4,412											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		183,326	
TOTAL MARKET OB/XF VALUE		4,412	
TOTAL LAND VALUE - MARKET		253,950	
TOTAL MARKET VALUE		223,859	
SOH/AGL Deduction		95,520	
ASSESSED VALUE		128,339	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		78,339	
TOTAL JUST VALUE		441,688	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004377	MTL BLDG	23,932	04/04/2023
5431	REPAIR/RRF	4,500	01/20/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0638/0498	10/08/1991	WD	Q	I		100,000	
GRANTOR: POOLE NOLA							
GRANTEE: ARFLIN BRANSON JR							
0160/0117	1/01/1973	FS	U	I		30,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2012] W49 S6 FOP=[YR=1993] W15 S10 BAS=[YR=1993] W27 S32 E15 FOP=[YR=1993] E34 BAS=[YR=2012] E18 N4 UGR=[YR=1993] E24 N28 W24 S28\$ N13 W18 S17\$ N4 W34 S4\$ N4 E34 N13 E18 N15 W40 \$ E15 N10\$ S10 E49 N16\$.											