PT OF LOTS 45 & 46
IN OR 948/1588 (EX E 250FT &
EX R/W O/R 177/9 & 12)

VAN TASSELL ROSEMARY
37177 POOLE ROAD
HILLIARD, FL 32046

2023

10-3N-24-2320-0045-0000

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 100
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	06	Quality Level 06

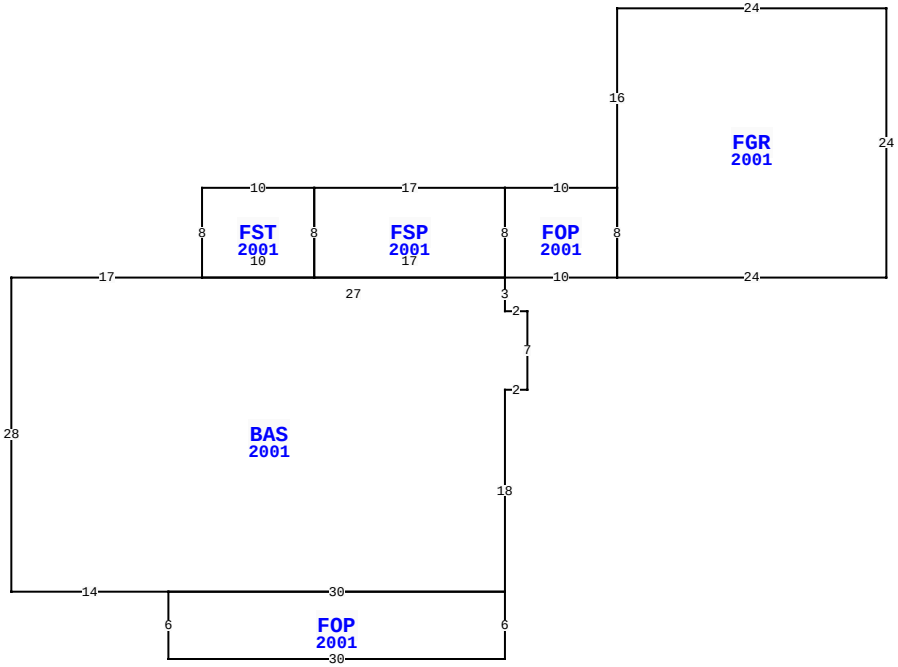
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1,246	130,388
FGR	576	55	317	33,172
FOP	80	30	24	2,511
FOP	180	30	54	5,651
FSP	136	40	54	5,651
FST	80	55	44	4,605
TOTALS	2,298		1,739	181,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	125.3500	113.13	196,733	2001	2006	0	0	0	7.50	92.50

2 SINGLE FAM – 100% - 2002 Heated Area: 1246 HX Base Yr 2002



37177 POOLE RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,978
TOTAL MARKET OB/XF VALUE		9,419
TOTAL LAND VALUE - MARKET		75,500
TOTAL MARKET VALUE		266,897
SOH/AGL Deduction		148,534
ASSESSED VALUE		118,363
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,363
TOTAL JUST VALUE		266,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002844	REPAIR/RRF	12,340	03/22/2019
B0107981	GARAGE	14,400	02/01/2001
M014859	H/AC	0	02/01/2001
B007803	NEW CONSTR	70,000	12/01/2000
5694	GARAGE	1,245	05/02/1989
3661	NEW CONSTR	54,000	10/13/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0948/1588	9/11/2000	QC	U	V	01	100
GRANTOR: VAN TASSELL ROSEMARY						
GRANTEE: VAN TASSELL ROSEMAR						
0500/0125	10/03/1986	WD	U	V		67,500
GRANTOR: FRANKLIN EXECUTIVE CL						
GRANTEE: VANTASSELL RAY JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W24 S16 FOP=[YR=2001] W10 FSP=[YR=2001] W17 FST=[YR=2001] W10 S8 BAS=[YR=2001] W17 S28 E14 FOP=[YR=2001] S6 E30 N6 W30$ E30 N18 E2 N7 W2 N3 W27$ E10 N8$ S8 E17 N8$ S8 E10 N8$ S8 E24 N24$.

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	0	0	342.00	SF	6.50	6.50	100	2001	2001	3	82	1,823	
2	0681	POLE SHED	0	100	20	14	280.00	SF	15.00	15.00	100	2006	2006	3	48	2,016	
3	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2019	2019	3	93	5,580	

LAND DESCRIPTION

TOTAL OB/XF 9,419

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	3.02	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,500							

REVIEW DATE 05/17/2019 BY TW Total Acres: 3.02 Total Land Value: 75,500 Market: 0 Agricultural: 0 Common: 75,500 PRINTED 08/02/2023 BY SYS