

PT OF LOTS 45 & 46
IN OR 1839/1274
DUNN SURVEY

HOOPER JONATHAN ERIC & RONDA ANN
37221 POOLE RD
HILLIARD, FL 32046

2023

10-3N-24-2320-0045-0060



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	10	ABOVE AVG 100	0900	01	2,635	101.2608	120.25	316,859	2014	2014	0	0	0	3.50	96.50	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2015													Heated Area: 2246										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2015										
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 60																								
Interior Floo	11	CLAY TILE 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	0	0 100																								
Units	0	0 100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
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	1,993	100	1,993	231,270																						
FGR	577	55	317	36,785																						
FOP	40	30	12	1,392																						
FOP	200	30	60	6,962																						
FUS	253	100	253	29,358																						
TOTALS			3,063		2,635	305,769																				
EXTRA FEATURES			37221 POOLE RD, HILLIARD																							
			BLD DATE														LGL DATE									
			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	0811	CONCRETE B	0	100	0	0	976.00	SF	5.20	5.20	100	2014	2014	3	95	4,821										
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	97	1,940										
3	0812	CONCRETE C	0	100	200	12	2,400.00	SF	4.00	4.00	100	2014	2014	3	95	9,120										
4	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2014	2014	3	78	26,520										
5	0855	CONC PAVER	0	100	0	0	714.00	SF	10.00	10.00	100	2014	2014	3	95	6,783										
LAND DESCRIPTION			TOTAL OB/XF														49,184									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	SFR	100	0005	OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	30,000.00	30,000.00	82,500									
REVIEW DATE 02/09/2018 BY TWX Total Acres: 2.75 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/02/2023 BY SYS																										