PT OF SE1/4
IN OR 2691 PG 1028 EX 6-8
ESMT OR 316/469

REED JAY L JR L/E/
371140 POOLE ROAD
HILLIARD, FL 32046

2024

10-3N-24-0000-0006-0060

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

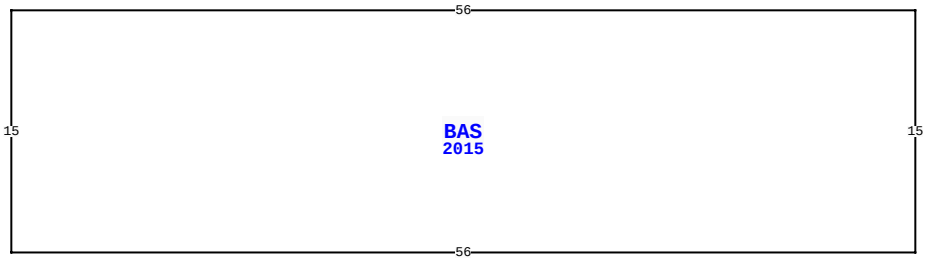
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	64,203
TOTALS	840		840	64,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	127.3800	95.54	80,254	2015	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 0 Heated Area: 840 HX Base Yr



371140 POOLE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,203
TOTAL MARKET OB/XF VALUE		1,091
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		152,794
SOH/AGL Deduction		93,859
ASSESSED VALUE		58,935
TOTAL EXEMPTION VALUE	HX HB WR	38,935
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		152,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155689	CO ISSUED	0	10/28/2016
MH155689	MH MOVE-ON	0	10/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/1028	12/22/2023	WD	U	I	11	100
GRANTOR: REED JAY L JR						
GRANTEE: HAYMOND ROBERT CHRI						
0575/0591	7/27/1989	WD	U	V	01	100
GRANTOR: REED JAY L JR						
GRANTEE: REED J L JR & MABLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S15 E56 N15$.

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	0681	POLE SHED	0	100	8	24	192.00	SF	15.00	15.00	100	1983	1983	3	20	576	
2	0940	SHEDS/PORT	0	100	8	16	128.00	SF	20.10	20.10	100	1984	1984	3	20	515	

LAND DESCRIPTION

TOTAL OB/XF 1,091

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	87,500							

REVIEW DATE 02/02/2024 BY WWA Total Acres: 3.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/06/2024 BY SYS