PT SE1/4 SEC 10-3N-24E
IN OR 589/834
(EX PT IN OR 2655/886)

GOODWIN JAMES W & MARJORIE
371058 POOLE ROAD
HILLIARD, FL 32046

2024

10-3N-24-0000-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

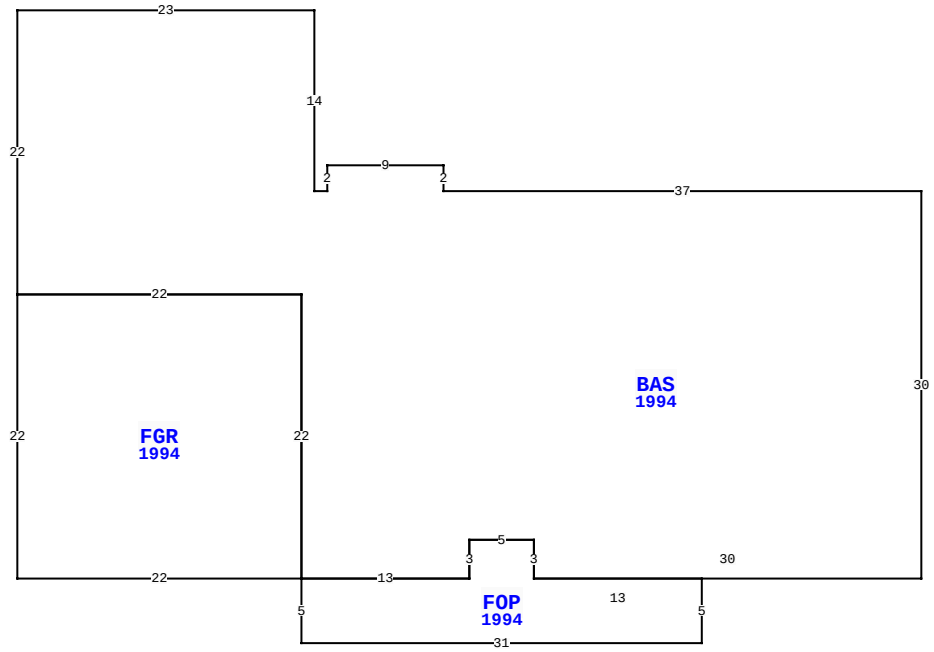
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,941	100	1,941	155,544
FGR	484	55	266	21,316
FOP	170	30	51	4,087
TOTALS	2,595		2,258	180,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,258	107.8000	102.41	231,242	1994	1994	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 0 Heated Area: 1941 HX Base Yr



371058 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		180,947
TOTAL MARKET OB/XF VALUE		6,696
TOTAL LAND VALUE - MARKET		74,400
TOTAL MARKET VALUE		262,043
SOH/AGL Deduction		129,030
ASSESSED VALUE		133,013
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,013
TOTAL JUST VALUE		262,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4311	NEW CONSTR	2,600	05/06/1991
6323	NEW CONSTR	65,331	03/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0589/0834	2/02/1990	WD	U	V	01	100

GRANTOR: RJEED JAY L JR & MAB

GRANTEE: GOODWIN JAMES W & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W37 N2 W9 S2 W1 N14 W23 S22 FGR=[YR=1994] S22 E22 FOP=[YR=1994] S5 E31 N5 W13 N3 W5 S3 W13$ N22 W22$ E22 S22 E13 N3 E5 S3 E30 N30$.

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	26	22	572.00	SF	15.00	15.00	100	1989	1989	3	20	1,716	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
3	1242	WD DECK A	0	100	0	0	250.00	SF	10.00	10.00	100	1995	1995	3	20	500	
4	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1995	1995	3	70	1,820	

LAND DESCRIPTION

TOTAL OB/XF 6,696

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	0006	OR	0.00	0.00	2.48	AC		1.00	1.00	1.00	30,000.00	30,000.00	74,400							

REVIEW DATE 08/15/2023 BY WWA Total Acres: 2.48 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 08/06/2024 BY SYS