PT OF LOTS 33 & 34 (S-2)
IN OR 1380/126
1986 KROW SWMH

REYNOLDS MATTHEW JAMES
37325 POOLE ROAD
HILLIARD, FL 32046

**2024**

**10-3N-24-2320-0033-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

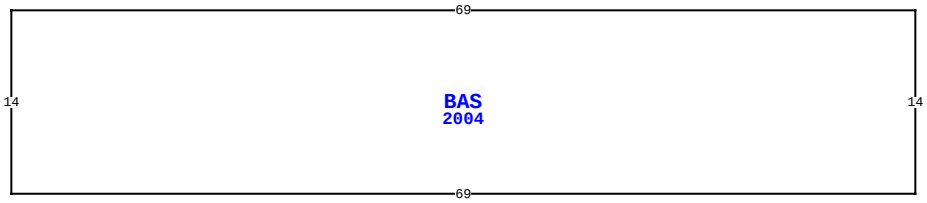
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 966 | 100 | 966 | 23,856 |
| TOTALS | 966 | | 966 | 23,856 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 966 | 117.6000 | 82.32 | 79,521 | 1986 | 1986 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 966 HX Base Yr




37325 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 | 23,856 |
| TOTAL MARKET OB/XF VALUE | 10,654 |
| TOTAL LAND VALUE - MARKET | 119,250 |
| TOTAL MARKET VALUE | 153,760 |
| SOH/AGL Deduction | 55,016 |
| ASSESSED VALUE | 98,744 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 98,744 |
| TOTAL JUST VALUE | 153,760 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 152,903 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M047836 | H/AC | 0 | 01/01/2004 |
| B006777 | HOUSEMVING | 12,000 | 04/01/2000 |
| B985304 | GARAGE | 75,000 | 08/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1380/0126 | 1/09/2006 | QC | U | I | 01 | 100 |
| GRANTOR: REYNOLDS MATTHEW J & | | | | | | |
| GRANTEE: REYNOLDS MATTHEW JA | | | | | | |
| 1169/0441 | 9/08/2003 | WD | U | V | 01 | 100 |
| GRANTOR: REYNOLDS ERNEST D & P | | | | | | |
| GRANTEE: REYNOLDS MATTHEW J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W69 S14 E69 N14$ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1986 | 1986 | 3 | 60 | 2,100 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 36 | 36 | 1,296.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 44 | 8,554 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,654

| 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 | 0 | | OR | 0.00 | 0.00 | 4.77 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 119,250 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.77 Total Land Value: 119,250 Market: 0 Agricultural: 0 Common: 119,250 PRINTED 08/06/2024 BY SYS