LOT 44 EX S-1 & S-2
IN OR 638 PG 498
EX R/W OR 177/240

ARFLIN BRANSON O JR & EVA KAY
37122 POOLE RD
HILLIARD, FL 32046

2024

10-3N-24-2320-0044-0000

BUILDING CHARACTERISTICS

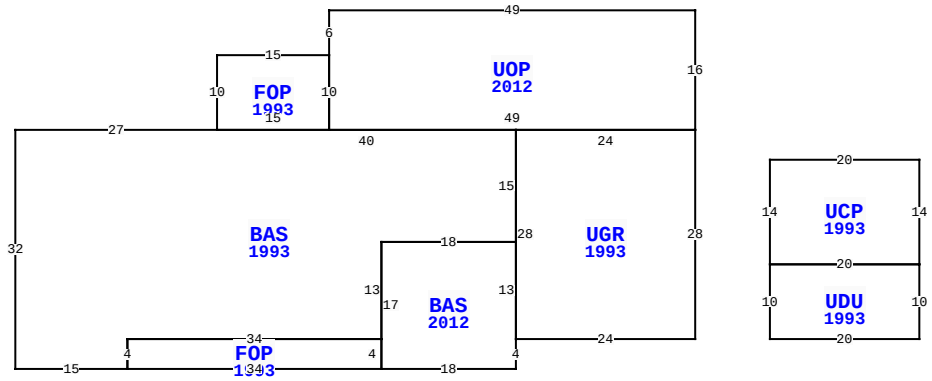
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1,702	127,639
BAS	306	100	306	22,948
FOP	136	30	41	3,075
FOP	150	30	45	3,375
UCP	280	20	56	4,200
UDU	200	55	110	8,249
UGR	672	45	302	22,648
UOP	784	20	157	11,774
TOTALS	4,230		2,719	203,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,719	124.3200	118.10	321,114	1965	1970	0	0	0	36.50	63.50

1 SINGLE FAM – 100% - 0 Heated Area: 2008 HX Base Yr



37122 POOLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,907
TOTAL MARKET OB/XF VALUE		20,776
TOTAL LAND VALUE - MARKET		253,950
TOTAL MARKET VALUE		260,879
SOH/AGL Deduction		111,464
ASSESSED VALUE		149,415
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,415
TOTAL JUST VALUE		478,633
NCON VALUE		18,576
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004377	MTL BLDG	23,932	04/04/2023
5431	REPAIR/RRF	4,500	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0638/0498	10/08/1991	WD	Q	I		100,000
GRANTOR: POOLE NOLA						
GRANTEE: ARFLIN BRANSON JR						
0160/0117	1/01/1973	FS	U	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-64,16] W27 S32 E15 N4 E34 N13 E18 N15 W40 $
UOP=[YR=2012;ORIG=0,0] W49 S6 S10 E49 N16 $
UGR=[YR=1993;ORIG=-24,44] E24 N28 W24 S28 $
BAS=[YR=2012;ORIG=-42,48] E18 N4 N13 W18 S17 $
FOP=[YR=1993;ORIG=-49,6] W15 S10 E15 N10 $
FOP=[YR=1993;ORIG=-76,48] E34 N4 W34 S4 $
UDU=[YR=1993;ORIG=10,34] S10 E20 N10 W20 $
UCP=[YR=1993;ORIG=10,20] S14 E20 N14 W20 $
.

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
2	0803	ASPHALT C	0	100	0	0	2,200.00	SF	2.00	2.00	100	1977	1977	3	50	2,200	
4	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2024	2023		100	10,800	
5	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2024	2020		90	7,776	

LAND DESCRIPTION

TOTAL OB/XF 20,776

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	14.93	AC		1.00	1.00	1.00	415.00	415.00	6,196							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.93	AC		1.00	1.00	1.00	15,000.00	15,000.00	223,950							

REVIEW DATE 12/12/2023 BY WW Total Acres: 15.93 Total Land Value: 36,196 Market: 223,950 Agricultural: 6,196 Common: 30,000 PRINTED 08/06/2024 BY SYS