PT OF SE1/4
IN OR 2570/1853

DAVIS ROBERT M III & KELLIE A
371034 POOLE ROAD
HILLIARD, FL 32046

2025

10-3N-24-0000-0006-0070

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 09

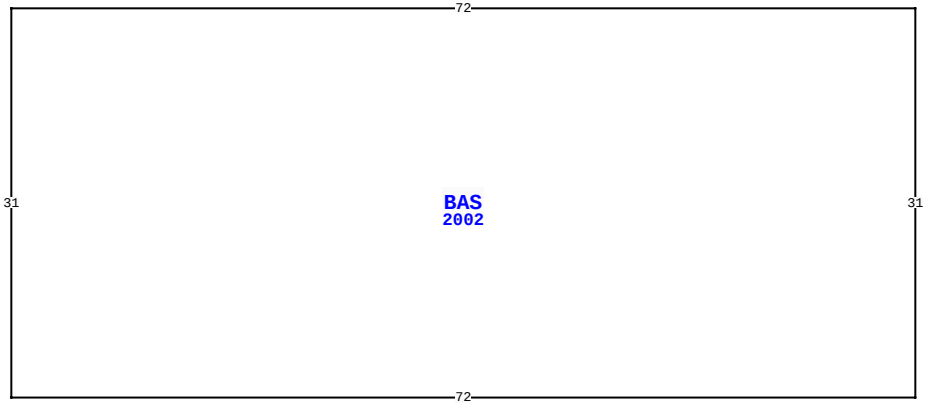
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2002	2,232	106,729
TOTALS	2,232			2,232	106,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,232	117.2000	99.62	222,352	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2024 Heated Area: 2232 HX Base Yr 2024



371034 POOLE RD, HILLIARD

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,729
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		214,704
SOH/AGL Deduction		20,628
ASSESSED VALUE		194,076
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,354
TOTAL JUST VALUE		214,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P026044	NEW CONSTR	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/1853	6/07/2022	WD	Q	I	01	180,000
GRANTOR: BRYANT MICHAEL D						
GRANTEE: DAVIS ROBERT MELVIN						
0746/1938	12/21/1995	WD	Q	V	01	100
GRANTOR: DAVIS LATASHIA B & MI						
GRANTEE: BRYANT MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W72 S31 E72 N31$.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000100	C	RES	100		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.50 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS