PT LOTS 31 & 32
IN OR 2120/1662
DUNN SURVEY OF SEC 10-3N-24E

TAYLOR ANGELINA
37382 POOLE RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

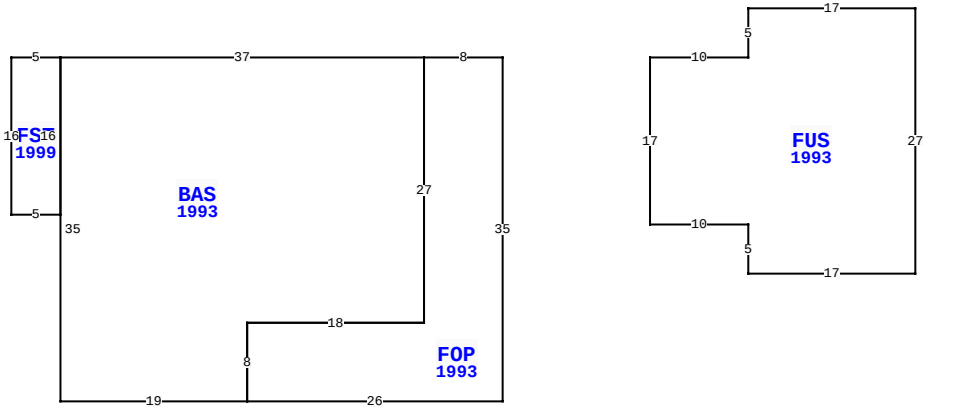
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	1,151	100	1993	1,151	101,434
FOP	424	30	1993	127	11,192
FST	80	55	1999	44	3,877
FUS	629	100	1993	629	55,431
TOTALS	2,284			1,951	171,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	107.8000	107.80	210,318	1913	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1780 HX Base Yr 2020



37382 POOLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,822
TOTAL MARKET OB/XF VALUE		2,825
TOTAL LAND VALUE - MARKET		156,450
TOTAL MARKET VALUE		283,597
SOH/AGL Deduction		108,642
ASSESSED VALUE		174,955
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,233
TOTAL JUST VALUE		352,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0471	3/16/2023	QC	U	I	11	100
GRANTOR: TAYLOR PAUL DAVID						
GRANTEE: TAYLOR ANGELINA						
2120/1662	5/16/2017	WD	U	I	37	68,000
GRANTOR: CONNER DOROTHY REVOCA						
GRANTEE: TAYLOR PAUL DAVID &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 BAS=[YR=1993] W37 FST=[YR=1999] W5 S16 E5 N16 $ S35 E19 N8 E18 N27 $ S27 W18 S8 E26 N35 $ PTR= E15 FUS=[YR=1993] E10 N5 E17 S27 W17 N5 W10 N17 $ W15 $.

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	0811	CONCRETE B	0	100	40	14	560.00	SF	5.20	5.20	100	2019	2019	3	97	2,825	

LAND DESCRIPTION

TOTAL OB/XF 2,825

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	AGRICULTURAL	100	0005	OR	0.00	0.00	2.47	AC		1.00	1.00	1.00	35,000.00	35,000.00	86,450							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	750.00	750.00	1,500							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 4.47 Total Land Value: 87,950 Market: 70,000 Agricultural: 1,500 Common: 86,450 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

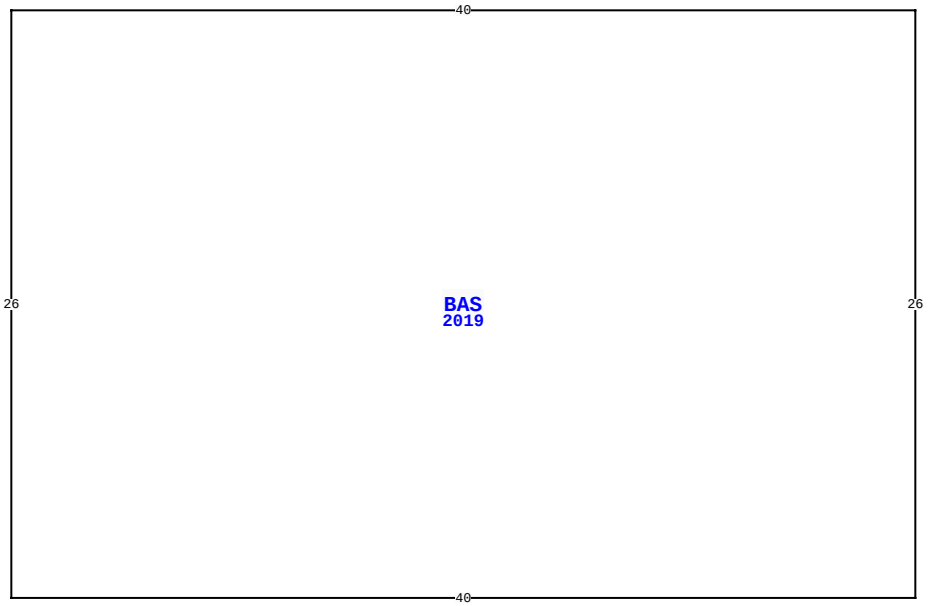
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2019	1,040	20,887
TOTALS	1,040			1,040	20,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	21.14	21,986	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2020 Heated Area: 1040 HX Base Yr 2020



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BUILDING DIMENSIONS

BAS=[YR=2019] W40 S26 E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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