PT OF E 1/2 OF LOTS 33-35
S-3 OF LOTS 33-35
IN OR 1525/244

FORD KIM C &/KENNEDY SHARON S
37389 POOLE ROAD
HILLIARD, FL 32046

2025

10-3N-24-2320-0033-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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	06	Quality Level 06

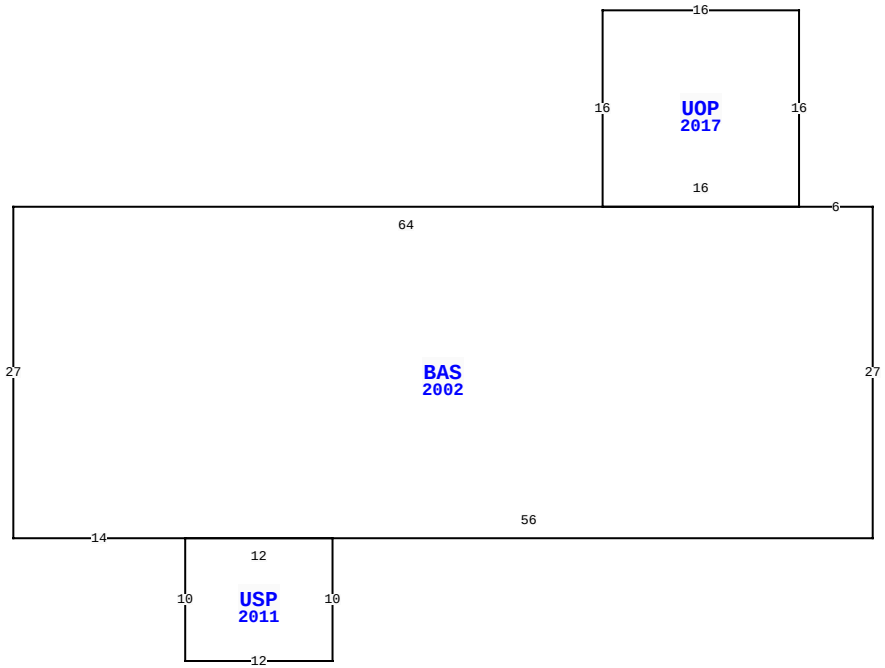
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2002	1,890	127,396
UOP	256	25	2017	64	4,314
USP	120	50	2011	60	4,045
TOTALS	2,266			2,014	135,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,014	158.6000	134.81	271,507	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2006 Heated Area: 1890 HX Base Yr 2006



37389 POOLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		135,754
TOTAL MARKET OB/XF VALUE		11,023
TOTAL LAND VALUE - MARKET		72,520
TOTAL MARKET VALUE		219,297
SOH/AGL Deduction		131,941
ASSESSED VALUE		87,356
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,634
TOTAL JUST VALUE		219,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25873	ADDITION	16,565	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/0244	9/13/2007	QC	U	I	07	100
GRANTOR: FORD KIM C						
GRANTEE: FORD KIM C & SHARON						
1375/1816	12/21/2005	WD	Q	I		119,000
GRANTOR: RUSSELL BRANTLEY & KA						
GRANTEE: FORD KIM C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W6 UOP=[YR=2017] N16 W16 S16 E16$ W64 S27 E14
USP=[YR=2011] S10 E12 N10 W12$ E56 N27$.

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	0803	ASPHALT C	0	100	0	0	1,615.00	SF	2.00	2.00	100	2000	2000	3	50	1,615	
2	0510	GARAGE WD-	0	100	21	20	420.00	SF	35.00	35.00	100	2012	2012	3	64	9,408	

LAND DESCRIPTION

TOTAL OB/XF 11,023

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	0005	OR	0.00	0.00	2.96	AC		1.00	1.00	0.70	35,000.00	24,500.00	72,520							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 2.96 Total Land Value: 72,520 Market: 0 Agricultural: 0 Common: 72,520 PRINTED 07/30/2025 BY SYS