

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

2025

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

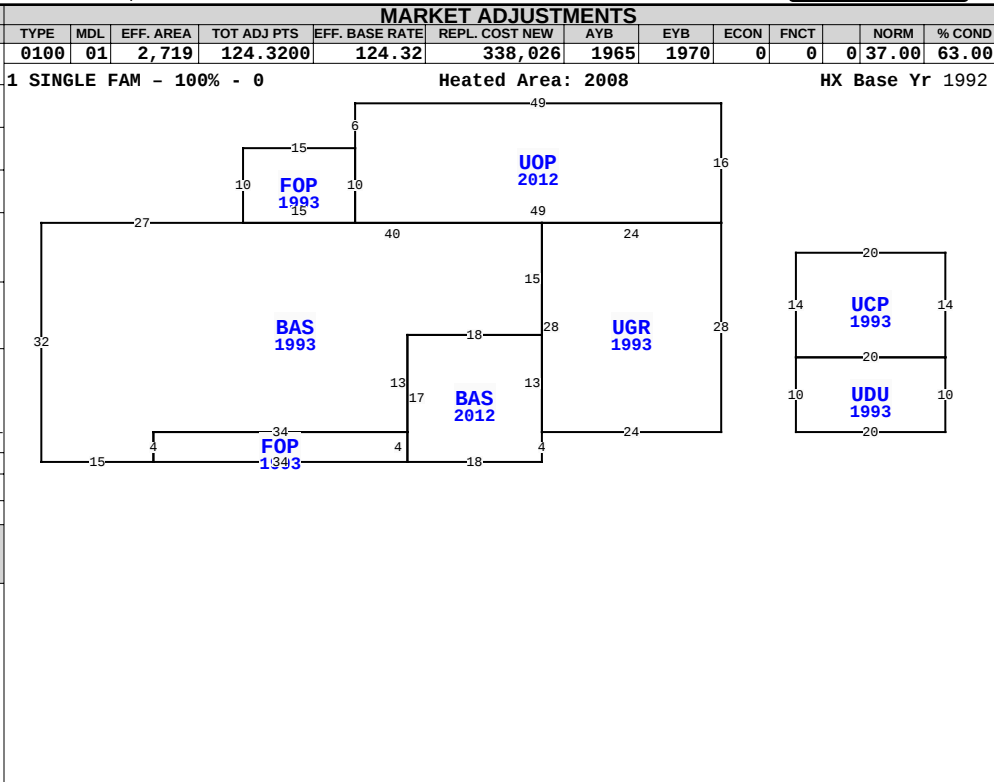
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1993	1,702	133,304
BAS	306	100	2012	306	23,966
FOP	136	30	1993	41	3,211
FOP	150	30	1993	45	3,524
UCP	280	20	1993	56	4,386
UDU	200	55	1993	110	8,615
UGR	672	45	1993	302	23,653
UOP	784	20	2012	157	12,296

TOTALS	4,230			2,719	212,956
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT	C	0	100	0	2,200.00	SF	2.00	2.00	
2	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	4.00	AC	
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	11.93	AC	
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.93	AC	



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

TOTAL OB/XF											
20,106											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						212,956					
TOTAL MARKET OB/XF VALUE						20,106					
TOTAL LAND VALUE - MARKET						351,415					
TOTAL MARKET VALUE						357,715					
SOH/AGL Deduction						205,690					
ASSESSED VALUE						152,025					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						101,303					
TOTAL JUST VALUE						584,477					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						478,633					

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											
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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 \$											