PT OF LOTS 45 & 46
IN OR 2505/196
DUNN SURVEY

LAWARRE JOY L L/E/
37089 POOLE RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0045-0020

BUILDING CHARACTERISTICS

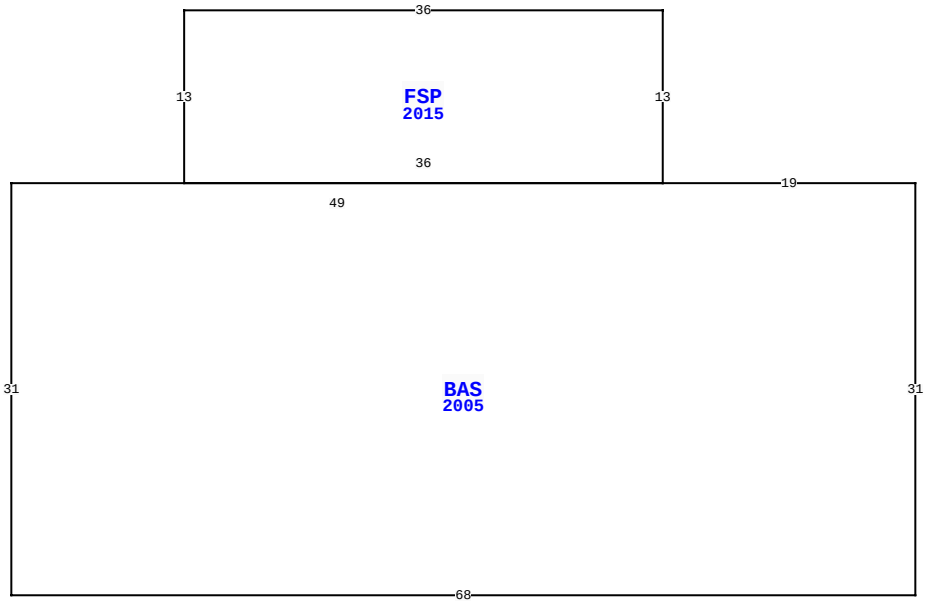
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,108	100	2005	2,108	165,752
FSP	468	60	2015	281	22,095
TOTALS	2,576			2,389	187,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,389	154.1800	131.05	313,078	2004	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2018 Heated Area: 2108 HX Base Yr 2018



37089 POOLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		187,847
TOTAL MARKET OB/XF VALUE		17,269
TOTAL LAND VALUE - MARKET		97,200
TOTAL MARKET VALUE		302,316
SOH/AGL Deduction		124,759
ASSESSED VALUE		177,557
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,835
TOTAL JUST VALUE		302,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412353	FOUNDATION	2,000	02/02/2004
MH044340	MH MOVE-ON	0	01/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/0196	10/14/2021	LE	U	I	11	100
GRANTOR: LAWARRE JOY L						
GRANTEE: SAVAGE CRYSTAL L &						
2153/0530	10/12/2017	WD	Q	I	01	166,500
GRANTOR: VAN TASSELL RYAN & AL						
GRANTEE: LAWARRE JOY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FSP=[YR=2015] N13 W36 S13 E36$ W49 S31 E68 N31$.

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	0	0	819.00	SF	5.20	5.20	100	2004	2004	3	83	3,535	
2	0680	POLE SHED	0	100	18	50	900.00	SF	10.00	10.00	100	2024	2019		87	7,830	
3	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2024	2019		82	5,904	

LAND DESCRIPTION

TOTAL OB/XF 17,269

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	3.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	97,200							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 3.24 Total Land Value: 97,200 Market: 0 Agricultural: 0 Common: 97,200 PRINTED 07/30/2025 BY SYS