PT OF LOTS 45 & 46
IN OR 1085/863
DUNN SURVEY

VAN TASSELL RAY CARTER III
37123 POOLE ROAD
HILLIARD, FL 32046

2025

10-3N-24-2320-0045-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

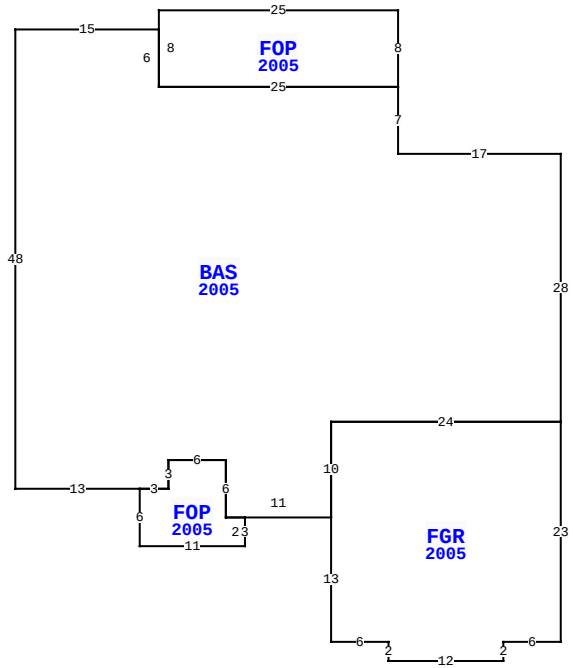
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	2,212	100	2005	2,212	257,793
FGR	576	55	2005	317	36,944
FOP	78	30	2005	23	2,681
FOP	200	30	2005	60	6,993
TOTALS	3,066			2,612	304,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,612	102.9648	135.91	354,997	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2006 Heated Area: 2212 HX Base Yr 2006



37123 POOLE RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,410
TOTAL MARKET OB/XF VALUE		4,039
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		404,449
SOH/AGL Deduction		235,125
ASSESSED VALUE		169,324
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,602
TOTAL JUST VALUE		404,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514151	ELEC OTHER	2,000	02/01/2005
M0509117	MECH OTHER	0	02/01/2005
B13975	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/0098	1/11/2018	WD	U	I	11	100
GRANTOR: JETTON JAMES KENNETH						
GRANTEE: VAN TASSELL RAY C I						
1085/0863	10/07/2002	QC	U	V	07	100
GRANTOR: VAN TASSELL RAY CARTE						
GRANTEE: VAN TASSELL RAY CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 N7 FOP=[YR=2005] N8 W25 S8 E25$ W25 N6 W15 S48 E13 FOP=[YR=2005] S6 E11 N3 W2 N6 W6 S3 W3$ E3 N3 E6 S6 E11 FGR=[YR=2005] S13 E6 S2 E12 N2 E6 N23 W24 S10$ N10 E24 N28$.

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	0812	CONCRETE C	0	100	0	0	1,092.00	SF	4.00	4.00	100	2005	2005	3	84	3,669	
2	1127	BRICK 8"	0	100	0	0	35.00	SF	11.00	11.00	100	2005	2005	3	96	370	

LAND DESCRIPTION

TOTAL OB/XF 4,039

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	3.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	96,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.20 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 07/30/2025 BY SYS