



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 60			
Exterior Wall	10	ABOVE AVG 40			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 60			
Interior Wall	06	CUST PANEL 40			
Interior Floor	12	HARDWOOD 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	5000IMPROVED 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	2,806	100	2006	2,806	344,938
FOP	144	30	2006	43	5,286
FST	180	55	2006	99	12,170
FUS	1,022	100	2006	1,022	125,633
PTO	730	5	2006	36	4,425
UOP	590	20	2006	118	14,506
TOTALS	5,472			4,124	506,957

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,124	100.6720	139.93	577,071	2006	2006	0	0	0 12.15	87.85
1 SNGL FAM		100% - 2010		Heated Area: 3828				HX Base Yr 2010			

The site map illustrates a property layout with several distinct areas labeled in blue text: FOP 2006, FST 2006, FUS 2006, PTO 2006, BAS 2006, and UOP 2006. The map is bounded by a series of lines with numerical dimensions indicating distances between vertices. The layout includes a large central area (BAS 2006) and several smaller, irregularly shaped areas (FOP 2006, FST 2006, FUS 2006, PTO 2006, UOP 2006) connected by narrow corridors or situated adjacent to the main area. The dimensions are provided for each segment of the boundary and internal divisions.

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				506,957		
TOTAL MARKET OB/XF VALUE				14,190		
TOTAL LAND VALUE - MARKET				384,910		
TOTAL MARKET VALUE				544,119		
SOH/AGL Deduction				155,087		
ASSESSED VALUE				389,032		
TOTAL EXEMPTION VALUE		HX HB		51,411		
BASE TAXABLE VALUE				337,621		
TOTAL JUST VALUE				906,057		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				958,408		

TOTALS		5,472			4,124	506,957	37504 POOLE RD, HILLIARD					XF DATE				LAND DATE		05/12/2026	MLU
												INC DATE				AG DATE		12/03/2025	KBA
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760			
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2002	2002	3	20	576			
3	0680	POLE SHED	0	100	60	30	1,800.00	SF	10.00	10.00	100	2004	2004	3	30	5,400			
4	0350	CARPORT WD	0	100	36	22	792.00	SF	13.00	13.00	100	2005	2005	3	21	2,162			
5	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	100	2000	2000	3	20	1,258			
6	0350	CARPORT WD	0	100	40	22	880.00	SF	13.00	13.00	100	2005	2005	3	21	2,402			
7	0350	CARPORT WD	0	100	18	18	324.00	SF	9.75	9.75	100	2000	2000	3	20	632			

LAND DESCRIPTION										TOTAL OB/XF										14,190									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000												
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	26.95	AC		1.00	1.00	1.00	370.00	370.00	9,972												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	26.95	AC		1.00	1.00	1.00	13,000.00	13,000.00	350,350												
REVIEW DATE		02/14/2024		BY KBA		Total Acres: 27.95		Total Land Value: 22,972		Market:		371,910		Agricultural:		9,972		Common:		13,000		PRINTED 07/09/2026 BY SYS							