PT OF LOTS 33 & 34 (S-2)
IN OR 1380/126
1986 KROW SWMH

REYNOLDS MATTHEW JAMES
37325 POOLE ROAD
HILLIARD, FL 32046

2026

10-3N-24-2320-0033-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

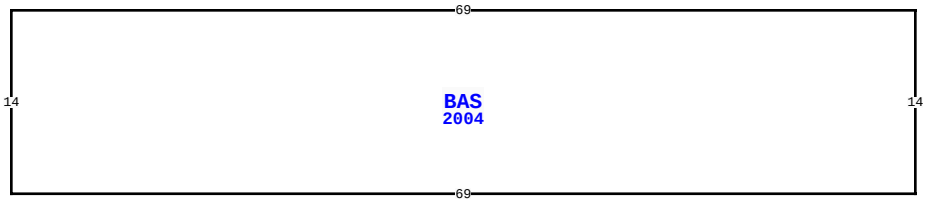
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	966	100	2004	966	28,968
TOTALS	966			966	28,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	966	117.6000	99.96	96,561	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 966 HX Base Yr



37325 POOLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,968
TOTAL MARKET OB/XF VALUE	8,958
TOTAL LAND VALUE - MARKET	133,560
TOTAL MARKET VALUE	171,486
SOH/AGL Deduction	52,006
ASSESSED VALUE	119,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,480
TOTAL JUST VALUE	171,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M047836	H/AC	0	01/01/2004
B006777	HOUSEMVING	12,000	04/01/2000
B985304	GARAGE	75,000	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0126	1/09/2006	QC	Q	I	01	100
GRANTOR: REYNOLDS MATTHEW J &						
GRANTEE: REYNOLDS MATTHEW JA						
1169/0441	9/08/2003	WD	Q	V	01	100
GRANTOR: REYNOLDS ERNEST D & P						
GRANTEE: REYNOLDS MATTHEW J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W69 S14 E69 N14$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
2	0681	POLE SHED	0	0	36	36	1,296.00	SF	15.00	15.00	100	2006	2006	3	36	6,998	

LAND DESCRIPTION

TOTAL OB/XF 8,958

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	0		OR	0.00	0.00	4.77	AC		1.00	1.00	1.00	28,000.00	28,000.00	133,560							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.77 Total Land Value: 133,560 Market: 0 Agricultural: 0 Common: 133,560 PRINTED 07/09/2026 BY SYS