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

2026

10-3N-24-2320-0044-0000

BUILDING CHARACTERISTICS

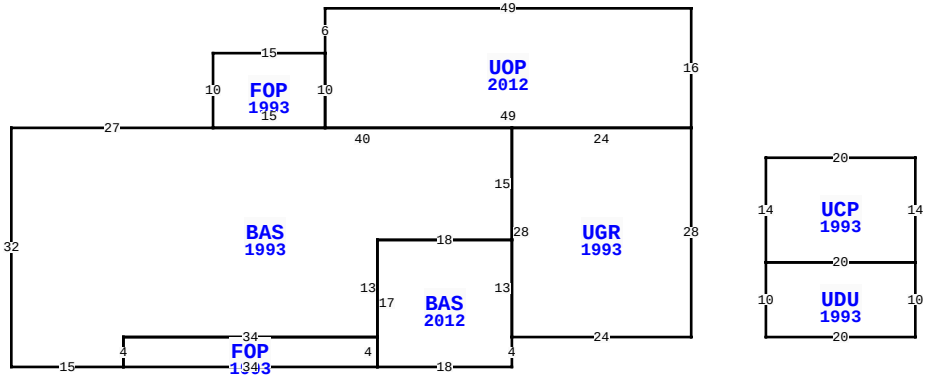
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	138,862
BAS	306	100	2012	306	24,966
FOP	136	30	1993	41	3,345
FOP	150	30	1993	45	3,671
UCP	280	20	1993	56	4,569
UDU	200	55	1993	110	8,974
UGR	672	45	1993	302	24,639
UOP	784	20	2012	157	12,809
TOTALS	4,230			2,719	221,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,719	124.3200	130.54	354,938	1965	1970	0	0	0	37.50	62.50

1 SINGLE FAM 100% - 0 Heated Area: 2008 HX Base Yr 1992



37122 POOLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,836
TOTAL MARKET OB/XF VALUE		17,129
TOTAL LAND VALUE - MARKET		321,810
TOTAL MARKET VALUE		311,677
SOH/AGL Deduction		155,614
ASSESSED VALUE		156,063
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,652
TOTAL JUST VALUE		560,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,477

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

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 $
.

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
2	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2024	2023		93	10,044	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2024	2020		82	7,085	

LAND DESCRIPTION

TOTAL OB/XF 17,129

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	68,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	11.93	AC		1.00	1.00	1.00	395.00	395.00	4,712							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.93	AC		1.00	1.00	1.00	17,000.00	17,000.00	253,810							

REVIEW DATE 12/12/2023 BY WW Total Acres: 15.93 Total Land Value: 72,712 Market: 253,810 Agricultural: 4,712 Common: 68,000 PRINTED 07/09/2026 BY SYS