PT OF LOTS 45 & 46
IN OR 2749/195
DUNN SURVEY

GUMBERT SEAN G & SARINA V
37221 POOLE RD
HILLIARD, FL 32046

2026

10-3N-24-2320-0045-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

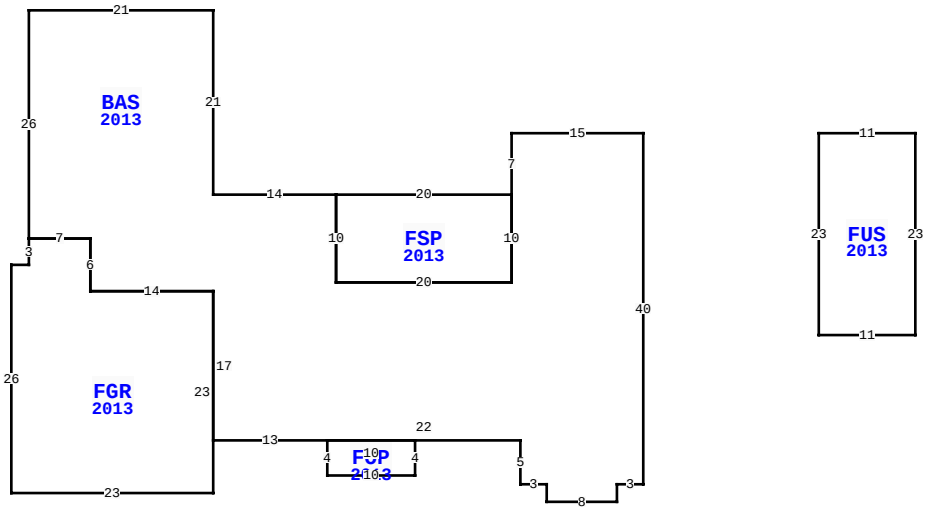
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,993	100	2013	1,993	337,925
FGR	577	55	2013	317	53,749
FOP	40	30	2013	12	2,035
FSP	200	40	2013	80	13,564
FUS	253	100	2013	253	42,897
TOTALS	3,063			2,655	450,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,655	107.5200	178.48	473,864	2014	2014	0	0	0	5.00	95.00

1 SFR CUST 100% - 2026 Heated Area: 2246 HX Base Yr



37221 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		463,528
TOTAL MARKET OB/XF VALUE		56,350
TOTAL LAND VALUE - MARKET		91,560
TOTAL MARKET VALUE		611,438
SOH/AGL Deduction		0
ASSESSED VALUE		611,438
TOTAL EXEMPTION VALUE	13	611,438
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		611,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429083	SWIM POOL	30,725	07/01/2014
B1327334	CO ISSUED	0	02/04/2014
M1318754	H/AC	0	09/01/2013
B27334	NEW CONSTR	246,105	06/01/2013
E26298	NEW CONSTR	0	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/533	11/07/2024	WD	U	I	11	100
GRANTOR: HOOPER JONATHAN ERIC						
GRANTEE: GUMBERT SEAN G & SA						
2749/195	11/07/2024	WD	Q	I	01	715,000
GRANTOR: HOOPER JONATHAN ERIC						
GRANTEE: GUMBERT SEAN G & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W15 S7 S10 W20 N10 W14 N21 W21 S26 E7 S6 E14 S17 E13 E22 S5 E3 S2 E8 N2 E3 N40 $
FGR=[YR=2013;ORIG=-70,12] S3 W2 S26 E23 N23 W14 N6 W7 $
FUS=[YR=2013;ORIG=20,0] E11 S23 W11 N23 $
FSP=[YR=2013;ORIG=-15,7] W20 S10 E20 N10 $
FOP=[YR=2013;ORIG=-36,35] S4 E10 N4 W10 $
PTR=[ORIG=0,0] E20 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	95	1,900	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	
8	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2022		99	4,950	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2022		90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 56,350

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	3.27	AC		1.00	1.00	1.00	28,000.00	28,000.00	91,560							

REVIEW DATE 03/31/2025 BY WWA Total Acres: 3.27 Total Land Value: 91,560 Market: 0 Agricultural: 0 Common: 91,560 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall 1	NEW	N/A 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall 1	NEW	N/A 100
Interior Floo	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

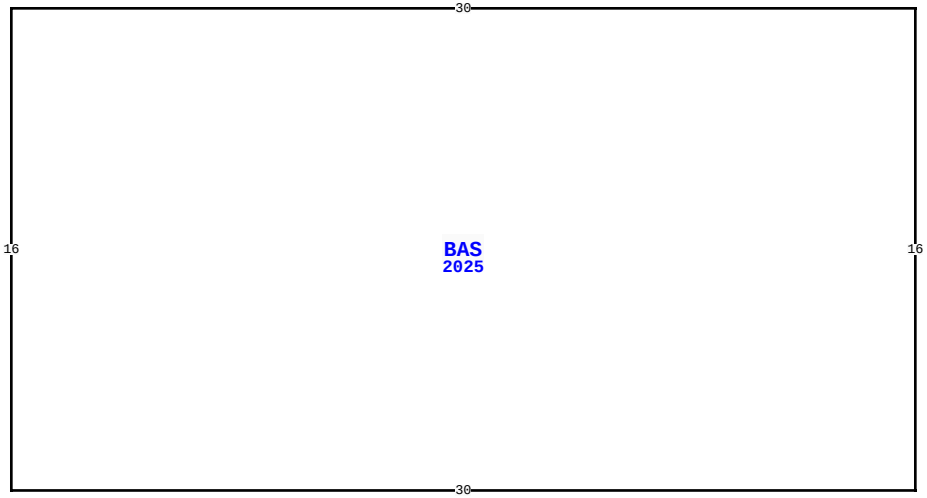
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2025	480	13,357
TOTALS	480			480	13,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	480	49.8410	27.91	13,397	2022	2022	0	0	0	0.30	99.70

2 ACCESORY U 100% - 2026 Heated Area: 480 HX Base Yr



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,030

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GRANTOR: HOOPER JONATHAN ERIC						
GRANTEE: GUMBERT SEAN G & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] S16 E30 N16 W30 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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