

PT OF LOTS 42 & 43 1995 WEST
IN OR 908/1644
DUNN SURVEY

PRICE JUNIUS TIMOTHY
37961 EASTWOOD ROAD
HILLIARD, FL 32046

2023

10-3N-24-2320-0042-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1200 STORE/OFFICE/RESID	
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	440	185	814	17,787
BAS	4,560	100	4,560	99,641
UCP	1,200	40	480	10,489
UST	200	50	100	2,185
UST	800	50	400	8,740
TOTALS	7,200		6,354	138,842

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	356.00	SF	6.50
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00
4	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00
5	0811	CONCRETE B	0	100	34	24	816.00	SF	5.20
6	0510	GARAGE WD-	0	100	30	9	270.00	SF	29.75
7	0810	CONCRETE A	0	100	30	20	600.00	SF	6.50
8	0811	CONCRETE B	0	100	30	21	630.00	SF	5.20
9	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50
10	0811	CONCRETE B	0	0	0	0	522.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0006	OR	0.00	0.00	0.60
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.71

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	6,354	68.4499	39.02	247,933	1969	1969		0	0	44.00	56.00
1 LGHT MANUF - 0% - 2002 Heated Area: 5000 HX Base Yr 2002												
37961 EASTWOOD RD, HILLIARD												

BLD DATE	10/22/2014	KK	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF												
30,210												

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		337,779	
TOTAL MARKET OB/XF VALUE		37,874	
TOTAL LAND VALUE - MARKET		96,300	
TOTAL MARKET VALUE		471,953	
SOH/AGL Deduction		163,943	
ASSESSED VALUE		308,010	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		258,010	
TOTAL JUST VALUE		471,953	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,024	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000101	CO ISSUED	0	01/07/2019
18005498	MODULAR HM	0	07/27/2018
B007031	REMODEL	5,000	04/01/2000
MH003024	MH MOVE-ON	0	03/01/2000
R992171	REPAIR/RRF	15,000	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0908/1644	11/22/1999	WD	Q	I		32,000	
GRANTOR: GUYNN JOHN F & EVELYN							
GRANTEE: PRICE JUNIUS T							
0451/0027	4/01/1985	QC	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=2002] W20 UST=[YR=2002] W40 UCP=[YR=2002] W60 S20 BAS=[YR=1993] S40 E120 N28 AOF=[YR=2000] N22 W20 S22 E20 \$W20 N12 W100\$ E60 N20 \$ S20 E40 N20 \$ S10 E20 N10 \$.									

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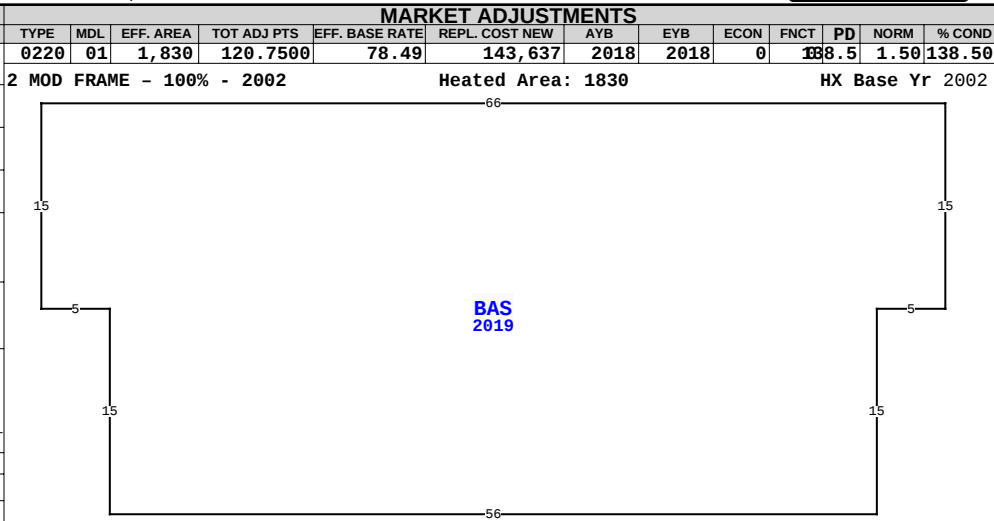
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	198,937
TOTALS	1,830		1,830	198,937

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0812	CONCRETE C	0	0	85	23			4.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T



BLD DATE	10/22/2014	KK	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
7,664											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		337,779	
TOTAL MARKET OB/XF VALUE		37,874	
TOTAL LAND VALUE - MARKET		96,300	
TOTAL MARKET VALUE		471,953	
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TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		258,010	
TOTAL JUST VALUE		471,953	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,024	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0451/0027	4/01/1985	QC	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W66 S15 E5 S15 E56 N15 E5 N15\$.											