PT OF LOT 43
IN OR 2416/695
DUNN SURVEY

JOHNSON LINDA F
37951 EASTWOOD RD
HILLIARD, FL 32046

2023

10-3N-24-2320-0043-0010

BUILDING CHARACTERISTICS

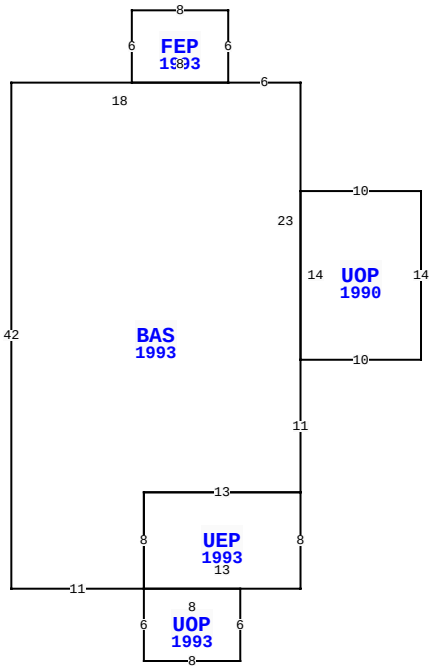
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	904	100	904	36,305
FEP	48	80	38	1,526
UEP	104	60	62	2,490
UOP	140	20	28	1,125
UOP	48	20	10	402
TOTALS	1,244		1,042	41,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,042	89.0000	80.32	83,693	1930	1930	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 904 HX Base Yr



37951 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	41,846
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,775
TOTAL MARKET VALUE	68,621
SOH/AGL Deduction	35
ASSESSED VALUE	68,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,586
TOTAL JUST VALUE	68,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/0695	7/11/2018	QC	U	I	11	100
GRANTOR: EVERLY CORBET JR						
GRANTEE: JOHNSON LINDA F & C						
2403/0548	7/11/2018	QC	U	I	11	100
GRANTOR: EVERLY CORBET JR						
GRANTEE: EVERLY CORBET JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FEP=[YR=1993] N6 W8 S6 E8 $ W18 S42 E11
UOP=[YR=1993] S6 E8 N6 W8$ UEP=[YR=1993] E13 N8 W13 S8$ N8
E13 N11 UOP=[YR=1990] E10 N14 W10 S14$ N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000110	C	SFR RURAL	0		OR	105.00	210.00	0.51	AC		1.00	1.00	1.75	30,000.00	52,500.00	26,775							

REVIEW DATE 02/15/2018 BY TWX Total Acres: 0.51 Total Land Value: 26,775 Market: 0 Agricultural: 0 Common: 26,775 PRINTED 08/02/2023 BY SYS