

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,569	88.6140	105.23	375,566	1987	1992	0	0	17.25	82.75

1 SNGL FAM - 100% - 2008 Heated Area: 3135 HX Base Yr 2008

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		459,313	
TOTAL MARKET OB/XF VALUE		36,656	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		590,969	
SOH/AGL Deduction		237,838	
ASSESSED VALUE		353,131	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		303,131	
TOTAL JUST VALUE		590,969	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		497,833	

QUALITY	CD	QUALITY LEVEL
01	01	Quality Level 01

DOR CODE	CD	SINGLE FAMILY
0100	01	SINGLE FAMILY

MAP NUM	MKT AREA	CD
		09

NEIGHBORHOOD/LOC	CD
9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,703	100	2,703	235,372
FGR	552	55	304	26,472
FOP	435	30	130	11,320
FUS	432	100	432	37,617

TOTALS	CD	TOTAL GROSS AREA	TOT ADJ AREA	SUBAREA MARKET VALUE
4,122		3,569	3,569	310,781

37705 EASTWOOD RD, HILLIARD

BLD DATE	LGL DATE
	06/16/2023
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007645	REPAIR/RRF	10,000	07/27/2018
C21544	CO ISSUED	52,640	10/30/2008
M13963	MECH OTHER	0	07/01/2008
P13319	OTHER	0	07/01/2008
B21544	REMODEL	52,640	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/0973	9/29/2006	WD	Q	I		375,000

GRANTOR: MCKENZIE MICHAEL & RE  
GRANTEE: SWANSON KELLY

1401/1677	4/05/2006	WD	U	I	06	100
-----------	-----------	----	---	---	----	-----

GRANTOR: JETTON JAMES KENNETH  
GRANTEE: MCKENZIE MICHAEL &

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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
2	0812	CONCRETE C	0	100	0	4,293.00	SF	4.00	4.00	100	1987	1987	3	54.5	9,359	
4	0803	ASPHALT C	0	100	0	4,653.00	SF	2.00	2.00	100	2001	2001	3	50	4,653	
5	0861	POOL GUNIT	0	100	24	288.00	SF	85.00	85.00	100	2008	2008	3	56	13,709	
6	0855	CONC PAVER	0	100	0	756.00	SF	10.00	10.00	100	2008	2008	3	90	6,804	
7	0910	SCRN RM L	0	100	15	210.00	SF	15.00	15.00	100	2005	2005	3	27	851	

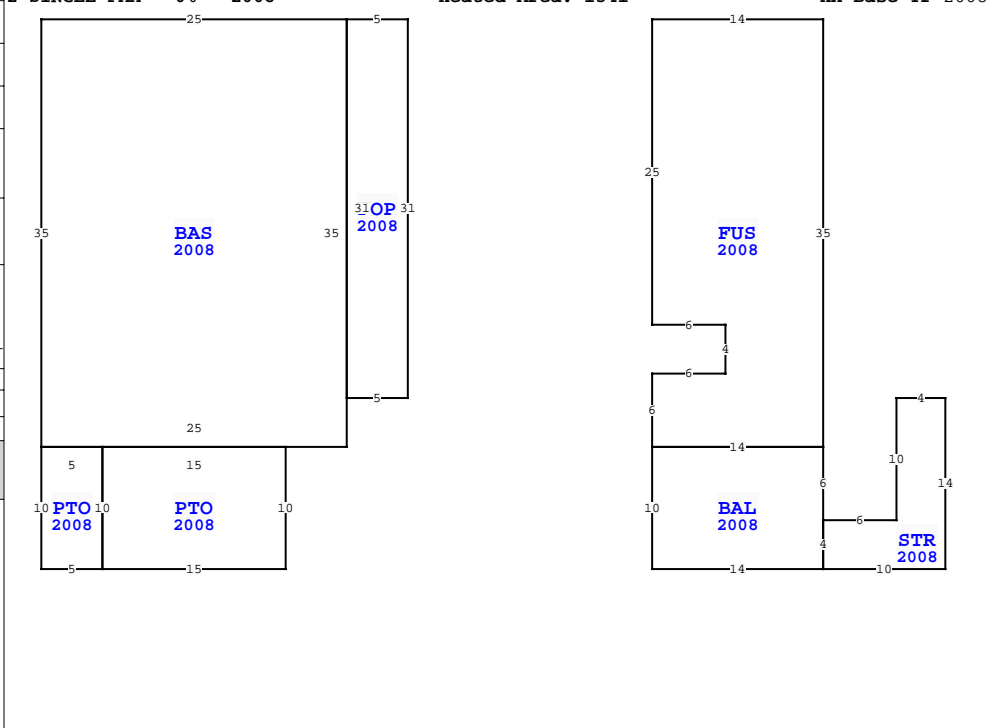
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W50 S24 W14 FGR=[YR=1993] W24 S23 E24 N23\$ S17 E14 S9 FOP=[YR=1993] S8 E50 N8 W25 N5 W7 S5 W18\$ E18 N5 E7 S5 E25 N50\$ PTR=E15 FUS=[YR=1993] E24 S18 W24 N18\$ W15\$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 60
Exterior Wall	05 AVERAGE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	- 0%	- 2008		154,721	2008	2013	0	0	4.00	96.00	



MAP NUM	MKT AREA	09		
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	140	15	21	2,188
BAS	875	100	875	91,140
FOP	155	30	46	4,791
FUS	466	100	466	48,539
PTO	50	5	2	208
PTO	150	5	8	833
STR	80	10	8	833
TOTALS	1,916		1,426	148,532

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			459,313
TOTAL MARKET OB/XF VALUE			36,656
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			590,969
SOH/AGL Deduction			237,838
ASSESSED VALUE			353,131
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			303,131
TOTAL JUST VALUE			590,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			497,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/0973	9/29/2006	WD	Q	I		375,000
GRANTOR: MCKENZIE MICHAEL & RE						
GRANTEE: SWANSON KELLY						
1401/1677	4/05/2006	WD	U	I	06	100
GRANTOR: JETTON JAMES KENNETH						
GRANTEE: MCKENZIE MICHAEL &						

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

37705 EASTWOOD RD, HILLIARD  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
06/16/2023 MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
FOP=[YR=2008] W5 BAS=[YR=2008] W25 S35 PTO=[YR=2008] S10 E5 PTO=[YR=2008] E15 N10 W15 S10\$ N10 W5\$ E25 N35\$ S31 E5 N31\$ PTR=E20 FUS=[YR=2008] E14 S35 BAL=[YR=2008] S6 STR=[YR=2008] E6 N10 E4 S14 W10 N4\$ S4 W14 N10 E14\$ W14 N6 E6 N4 W6 N25\$ W20\$.												

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