LOT 14
EX R/W IN OR 161/502
SAPPS SUB PB 5/18

RUFFIN JAMES DANNY & ILEEN G
37229 EASTWOOD RD
HILLIARD, FL 32046

2023

15-3N-24-2560-0014-0000

BUILDING CHARACTERISTICS

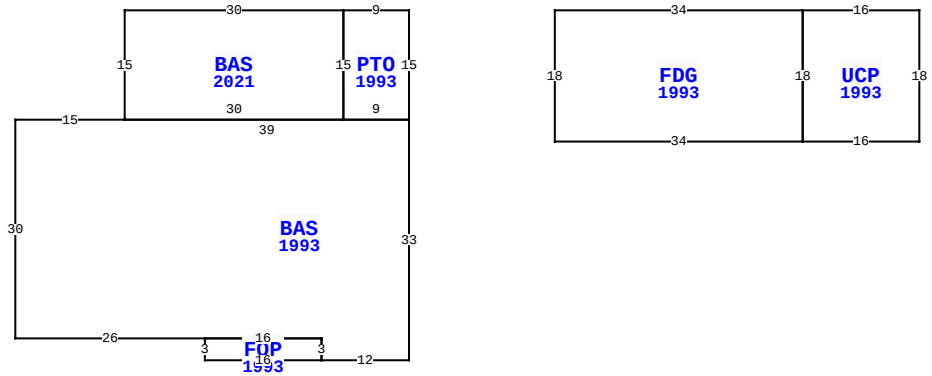
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,656	100	1,656	207,001
BAS	450	100	450	56,250
FDG	612	60	367	45,876
FOP	48	30	14	1,750
PTO	135	5	7	875
UCP	288	20	58	7,250
TOTALS	3,189		2,552	319,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,552	129.3600	153.62	392,038	1964	1994	0	0	0	18.63	81.37

1 SNGL FAM – 100% - 2023 Heated Area: 2106 HX Base Yr 2023



37229 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,001
TOTAL MARKET OB/XF VALUE		13,058
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		357,059
SOH/AGL Deduction		0
ASSESSED VALUE		357,059
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		307,059
TOTAL JUST VALUE		357,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995997	SWIM POOL	20,000	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/0432	6/04/2021	WD	Q	I	02	335,000
GRANTOR: FGP ACCOUNTS LLC						
GRANTEE: RUFFIN JAMES DANNY						
2347/1593	3/06/2020	SW	U	I	12	105,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: FGP ACCOUNTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W9 BAS=[YR=2021] W30 S15 BAS=[YR=1993] W15 S30 E26 FOP=[YR=1993] S3 E16 N3 W16$ E16 S3 E12 N33 W39 $ E30 N15$ S15 E9 N15$ PTR=E20 FDG=[YR=1993] E34 UCP=[YR=1993] E16 S18 W16 N18$ S18 W34 N18$ 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
1	0811	CONCRETE B	0	100	0	0	533.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,372	
2	0861	POOL GUNIT	0	100	29	14	406.00	SF	85.00	85.00	100	1999	1999	3	25	8,628	
3	0845	KOOL DECK	0	100	0	0	534.00	SF	7.25	7.25	100	1999	1999	3	79	3,058	

LAND DESCRIPTION

TOTAL OB/XF 13,058

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	SFR	100	0006	RS-E	256.00	210.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 11/16/2021 BY TWA Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/02/2023 BY SYS