PT SE 1/4 OF NE 1/4
PARCELS 8-2 & 9
IN OR 2714/1894

TOWN OF HILLIARD
15859 W CR 108
HILLIARD, FL 32046

2024

09-3N-24-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

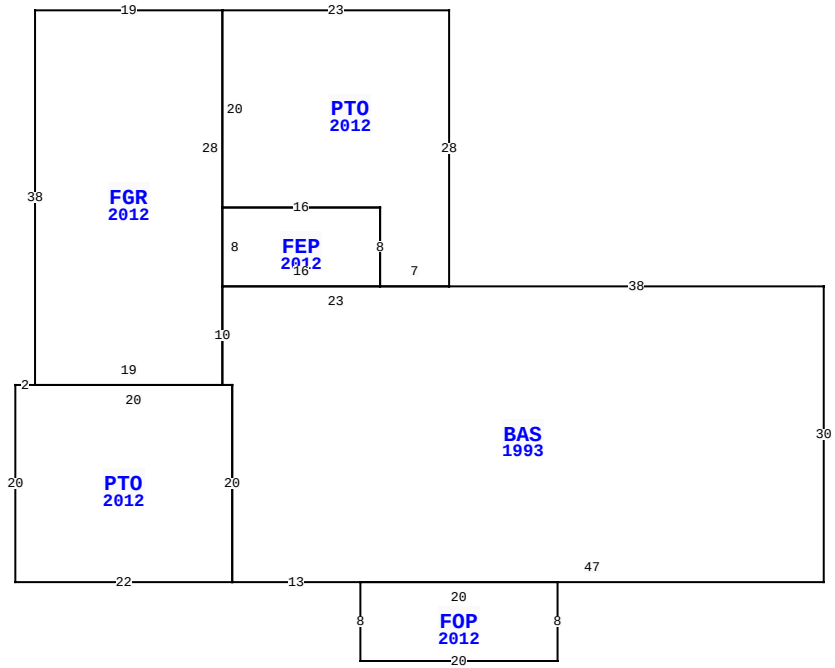
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	1,810	136,191
FEP	128	80	102	7,675
FGR	722	55	397	29,872
FOP	160	30	48	3,612
PTO	440	5	22	1,655
PTO	516	5	26	1,956
TOTALS	3,776		2,405	180,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,405	98.3920	93.47	224,795	1979	1984	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1810 HX Base Yr



371232 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,960
TOTAL MARKET OB/XF VALUE		2,840
TOTAL LAND VALUE - MARKET		282,720
TOTAL MARKET VALUE		221,487
SOH/AGL Deduction		86,819
ASSESSED VALUE		134,668
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,668
TOTAL JUST VALUE		466,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190166	REPAIR/RRF	0	05/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2714/1894	5/29/2024	WD	U	I	18	720,000
GRANTOR: VANZANT EDWARD P & SU						
GRANTEE: TOWN OF HILLIARD						
1888/1717	11/11/2013	QC	U	I	11	100
GRANTOR: VANZANT EDWARD P & SU						
GRANTEE: VANZANT JOHN AUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 PTO=[YR=2012] N28 W23 FGR=[YR=2012] W19 S38 PTO=[YR=2012] W2 S20 E22 N20 W20$ E19 N10 FEP=[YR=2012] E16 N8 W16 S8$ N28$ S20 E16 S8 E7$ W23 S10 E1 S20 E13 FOP=[YR=2012] S8 E20 N8 W20$ E47 N30$.

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	0350	CARPORT WD	0	100	40	30	1,200.00	SF	9.75	9.75	100	1960	1960	3	20	2,340	
2	0570	JUNK HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	1980	1980	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,840

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	005000	C	RURAL HOME	100	0006	R-1	-	0.00	0.00	1.00	AC		1.00	1.00	1.00	26,000.00	26,000.00	26,000							
2	005300	A	CROPLAND 3	0		R-1	-	0.00	0.00	25.09	AC		1.00	1.00	1.00	350.00	350.00	8,782							
3	005600	A	TIMBER 3 SI	0		R-1	-	0.00	0.00	7.00	AC		1.00	1.00	1.00	415.00	415.00	2,905							
4	009910	M	MKT.VAL.AG	0		R-1	-	0.00	0.00	32.09	AC		1.00	1.00	1.00	8,000.00	8,000.00	256,720							

REVIEW DATE 10/02/2019 BY TWX Total Acres: 33.09 Total Land Value: 37,687 Market: 256,720 Agricultural: 11,687 Common: 26,000 PRINTED 08/06/2024 BY SYS