PT OF NW1/4 OF NW1/4
INC S-3 OF LOT 37 DUNN SURVEY
OR 685/1831 & OR 2574/1517

DUCE JOSEPH A & SHELIA
PO BOX 681
HILLIARD, FL 32046

2024

10-3N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

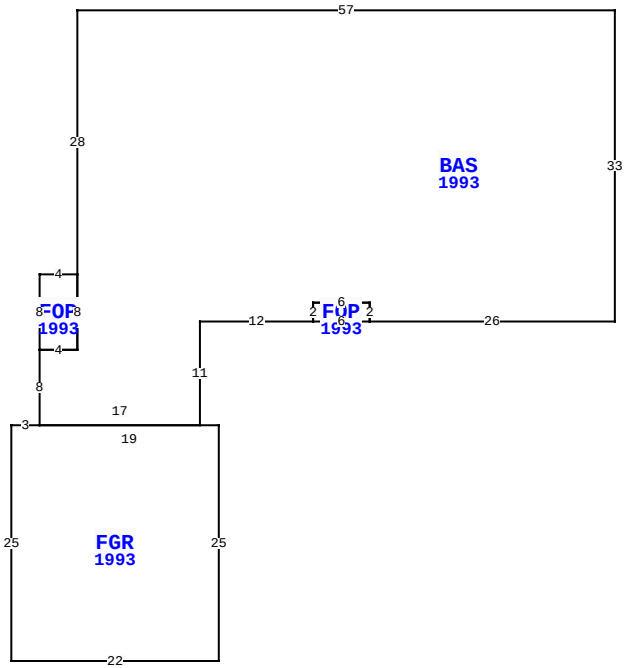
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2,044	160,597
FGR	550	55	302	23,728
FOP	12	30	4	314
FOP	32	30	10	786
TOTALS	2,638		2,360	185,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,360	110.6420	105.11	248,060	1988	1988	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 2020 Heated Area: 2044 HX Base Yr



371433 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: 4	Tax Dist:	
BUILDING MARKET VALUE		185,425
TOTAL MARKET OB/XF VALUE		24,313
TOTAL LAND VALUE - MARKET		187,700
TOTAL MARKET VALUE		244,344
SOH/AGL Deduction		3,834
ASSESSED VALUE		240,510
TOTAL EXEMPTION VALUE	13	240,510
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		397,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1517	7/01/2022	WD	U	I	11	100
GRANTOR: DUCE JOSEPH A						
GRANTEE: DUCE JOSEPH A & SHE						
0746/1518	12/20/1995	WD	U	I	10	100
GRANTOR: HINES ROSEMARY D P/R						
GRANTEE: DUCE JOSEPH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S28 FOP=[YR=1993] W4 S8 E4 N8 $ S8 W4 S8 FGR=[YR=1993] W3 S25 E22 N25 W19 $ E17 N11 E12 FOP=[YR=1993] E6 N2 W6 S2 $ N2 E6 S2 E26 N33 $.

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	0812	CONCRETE C	0	100	0	0	1,045.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,278	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0861	POOL GUNIT	0	100	0	0	326.00	SF	85.00	85.00	100	2005	2005	3	40	11,084	
4	0845	KOOL DECK	0	100	0	0	776.00	SF	7.25	7.25	100	2005	2005	3	86	4,838	
5	0820	WOOD WALK	0	100	0	0	824.00	SF	11.75	11.75	100	2005	2005	3	40	3,873	

LAND DESCRIPTION

TOTAL OB/XF 24,313

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	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.30	AC		1.00	1.00	1.00	555.00	555.00	4,606							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.30	AC		1.00	1.00	1.00	19,000.00	19,000.00	157,700							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 9.30 Total Land Value: 34,606 Market: 157,700 Agricultural: 4,606 Common: 30,000 PRINTED 08/06/2024 BY SYS