PT OF LOTS 42 & 43 1995 WEST
IN OR 908/1644
DUNN SURVEY

PRICE JUNIUS TIMOTHY
37961 EASTWOOD ROAD
HILLIARD, FL 32046

2024

10-3N-24-2320-0042-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

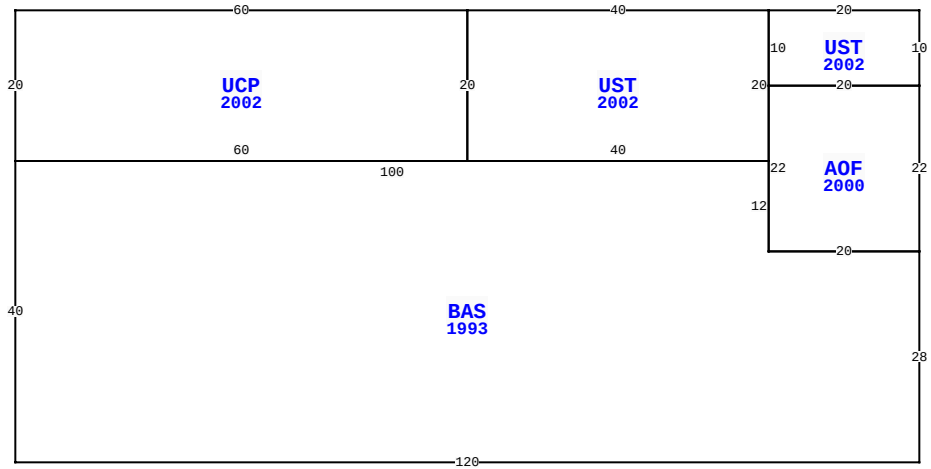
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	440	185	814	16,475
BAS	4,560	100	4,560	92,291
UCP	1,200	40	480	9,715
UST	200	50	100	2,024
UST	800	50	400	8,096
TOTALS	7,200		6,354	128,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	6,354	68.4499	37.48	238,148	1969	1969	0	0	0	46.00	54.00

1 LGHT MANUF – 0% - 2002 Heated Area: 5000 HX Base Yr 2002



37961 EASTWOOD RD, HILLIARD

BLD DATE	10/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,875
TOTAL MARKET OB/XF VALUE		37,080
TOTAL LAND VALUE - MARKET		96,300
TOTAL MARKET VALUE		499,255
SOH/AGL Deduction		138,718
ASSESSED VALUE		360,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		310,537
TOTAL JUST VALUE		499,255
NCON VALUE		35,874
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000101	CO ISSUED	0	01/07/2019
18005498	MODULAR HM	0	07/27/2018
B007031	REMODEL	5,000	04/01/2000
MH003024	MH MOVE-ON	0	03/01/2000
R992171	REPAIR/RRF	15,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0908/1644	11/22/1999	WD	Q	I		32,000
GRANTOR: GUYNN JOHN F & EVELYN						
GRANTEE: PRICE JUNIUS T						
0451/0027	4/01/1985	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2002] W20 UST=[YR=2002] W40 UCP=[YR=2002] W60 S20
BAS=[YR=1993] S40 E120 N28 AOF=[YR=2000] N22 W20 S22 E20
$W20 N12 W100$ E60 N20 $ S20 E40 N20 $ S10 E20 N10 $.

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	0810	CONCRETE A	0	0	0	0	356.00	SF	6.50	6.50	100	2000	2000	3	79	1,828	
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
5	0811	CONCRETE B	0	100	34	24	816.00	SF	5.20	5.20	100	1970	1970	3	21	891	
6	0510	GARAGE WD-	0	100	30	9	270.00	SF	29.75	29.75	100	2005	2005	3	40	3,213	
7	0810	CONCRETE A	0	100	30	20	600.00	SF	6.50	6.50	100	2004	2004	3	84	3,276	
8	0811	CONCRETE B	0	100	30	21	630.00	SF	5.20	5.20	100	2005	2005	3	86	2,817	
9	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2018	2018	3	97	2,837	
10	0811	CONCRETE B	0	0	0	0	522.00	SF	5.20	5.20	100	2018	2018	3	97	2,633	
11	0812	CONCRETE C	0	0	85	23	1,955.00	SF	4.00	4.00	100	2018	2018	3	97	7,585	

TOTAL OB/XF 37,080

LAND DESCRIPTION

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	001200	C	STORE COMB	0	0006	OR	0.00	0.00	0.60	AC		1.00	1.00	1.00	25,000.00	25,000.00	15,000							
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.71	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,300							

REVIEW DATE 04/03/2024 BY WWA Total Acres: 3.31 Total Land Value: 96,300 Market: 0 Agricultural: 0 Common: 96,300 PRINTED 08/06/2024 BY SYS

PT OF LOTS 42 & 43 1995 WEST
IN OR 908/1644
DUNN SURVEY

PRICE JUNIUS TIMOTHY
37961 EASTWOOD ROAD
HILLIARD, FL 32046

2024

10-3N-24-2320-0042-0020

BUILDING CHARACTERISTICS

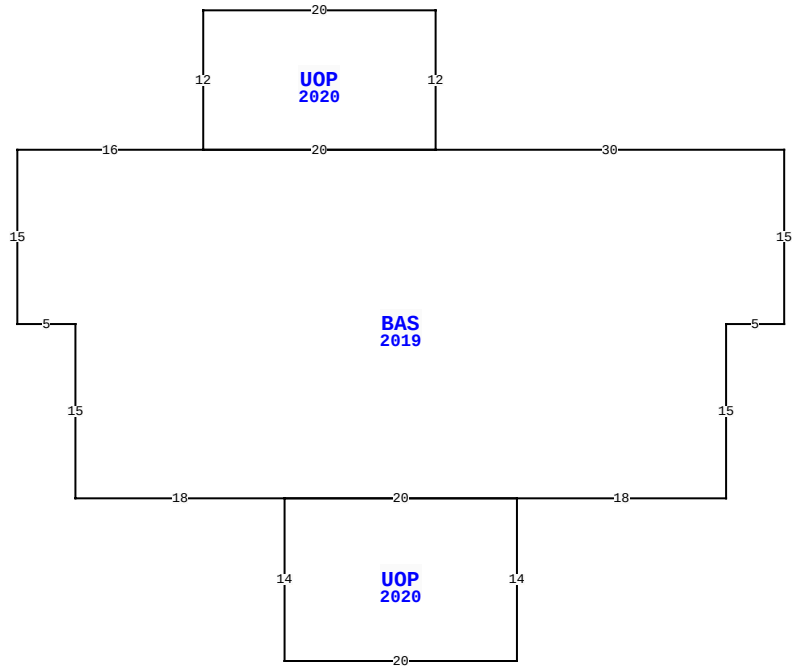
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	190,571
UOP	240	20	48	4,998
UOP	280	20	56	5,832
TOTALS	2,350		1,934	201,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0200	01	1,934	118.3350	94.67	183,092	2018	2018	0	0	110	2.00	110.00

2 SFR MODULR – 100% - 2002 Heated Area: 1830 HX Base Yr 2002



37961 EASTWOOD RD, HILLIARD

BLD DATE	10/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,875
TOTAL MARKET OB/XF VALUE		37,080
TOTAL LAND VALUE - MARKET		96,300
TOTAL MARKET VALUE		499,255
SOH/AGL Deduction		138,718
ASSESSED VALUE		360,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		310,537
TOTAL JUST VALUE		499,255
NCON VALUE		35,874
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0908/1644	11/22/1999	WD	Q	I		32,000
GRANTOR: GUYNN JOHN F & EVELYN						
GRANTEE: PRICE JUNIUS T						
0451/0027	4/01/1985	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W30 W20 W16 S15 E5 S15 E18 E20 E18 N15 E5 N15 $
UOP=[YR=2020;ORIG=-43,44] E20 N14 W20 S14 $
UOP=[YR=2020;ORIG=-50,0] E20 N12 W20 S12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2024 BY WWA Total Acres: 3.31 Total Land Value: 96,300 Market: 0 Agricultural: 0 Common: 96,300 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

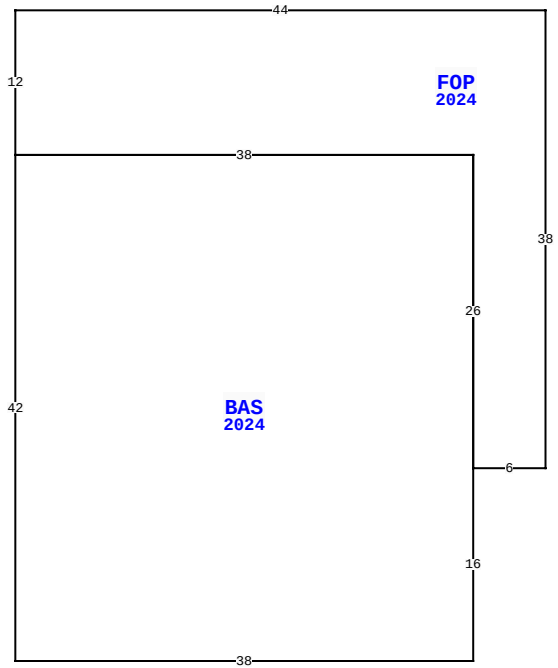
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	31,791
FOP	684	30	205	4,084
TOTALS	2,280		1,801	35,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,801	57.5000	20.12	36,236	2023	2023	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2024 Heated Area: 1596 HX Base Yr 2002



37961 EASTWOOD RD, HILLIARD

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SALES DATA

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GRANTOR: GUYNN JOHN F & EVELYN						
GRANTEE: PRICE JUNIUS T						
0451/0027	4/01/1985	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E38 S26 S16 W38 N42 $
FOP=[YR=2024;ORIG=20,-2] S12 E38 S26 E6 N38 W44 $
.

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

REVIEW DATE 04/03/2024 BY WWA Total Acres: 3.31 Total Land Value: 96,300 Market: 0 Agricultural: 0 Common: 96,300 PRINTED 08/06/2024 BY SYS