

LOT 48
IN OR 2464/1388
EX R/W IN OR 177/246

BRANTLEY JOSHUA D & KARSEN
37557 EASTWOOD RD
HILLIARD, FL 32046

2024

10-3N-24-2320-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	30	VINYL 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,489	100	1,489	187,289
FGR	462	55	254	31,949
FOP	190	30	57	7,170
FOP	364	30	109	13,711
FUS	1,016	100	1,016	127,794
TOTALS	3,521		2,925	367,912

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
2	0812	CONCRETE C	0	0	0	0	1,922.00	SF	4.00	4.00	100	1989	1989	3	57	4,382	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
4	0866	POOL FIBER	0	0	0	0	396.00	SF	72.00	72.00	100	2002	2002	3	20	5,702	
5	0911	SCRN RM A	0	0	28	47	1,316.00	SF	17.50	17.50	100	2002	2002	3	20	4,606	
6	0845	KOOL DECK	0	0	0	0	1,014.00	SF	7.25	7.25	100	2002	2002	3	82	6,028	
7	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
8	0474	VF 4 RAIL	0	0	0	0	204.00	LF	9.25	9.25	100	2002	2002	3	58	1,094	
9	0812	CONCRETE C	0	0	50	26	1,300.00	SF	4.00	4.00	100	1997	1997	3	73	3,796	
10	0810	CONCRETE A	0	0	0	0	310.00	SF	6.50	6.50	100	1997	1997	3	73	1,471	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000115	C	SFR ACRES	0	000				
REVIEW DATE		11/04/2021		BY	TW				

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND					
0500	01	2,925	92.0448	138.07	403,855	1989	2009	0	0	0	8.90	91.10					

1 SFR CUST - 0% - 0

Heated Area: 2505

HX Base Yr

The floor plan diagram illustrates the layout of a building with several labeled areas and their dimensions:

- FOP 1993** (top left): A rectangular area with a width of 47 and a height of 8. It is divided into two sections, each 2.9 wide and 2.9 high.
- BAS 1993** (middle left): A large rectangular area with a width of 38 and a height of 25. It is divided into two sections, each 8 wide and 2.9 high.
- FGR 1993** (middle right): A rectangular area with a width of 22 and a height of 21. It is divided into two sections, each 2.9 wide and 2.9 high.
- FUS 1993** (bottom right): A rectangular area with a width of 21 and a height of 37. It is divided into two sections, each 2.9 wide and 2.9 high.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
			MLU

EXTRA FEATURES																	
37557 EASTWOOD RD, HILLIARD																	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		392,423	
TOTAL MARKET OB/XF VALUE		34,399	
TOTAL LAND VALUE - MARKET		190,000	
TOTAL MARKET VALUE		616,822	
SOH/AGL Deduction		10,440	
ASSESSED VALUE		606,382	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		606,382	
TOTAL JUST VALUE		616,822	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		603,446	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007380	NEW ROOF	14,890	06/07/2021
2856	H/AC	4,300	12/27/1988
5150	NEW CONSTR	2,971	06/14/1988
3076	NEW CONSTR	6,250	06/02/1988
4838	NEW CONSTR	72,110	04/21/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2464/1388	5/25/2021	WD Q	I	01		475,000	
GRANTOR: PRICE WENDELL T & YVO							
GRANTEE: BRANTLEY JOSHUA D &							
2008/1231	3/05/2015	WD U	V	11		100	
GRANTOR: REYNOLDS ERNEST DAVID							
GRANTEE: PRICIE WENDELL T & Y							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FGR=[YR=1993] W22 BAS=[YR=1993] W6 FOP=[YR=1993] N8 W47 S8 E38 U2 R2 E4 D2 R2 E1\$ W1 U2 L2 W4 D2 L2 W38 S25 E8 S3E8 N3 E5 S8 D2 R2 E4 FOP=[YR=1993] E26 N14 W5 S10 W12 N6 W7 S8 D2 L2 \$ U2 R2 N8 E7 S6 E12 N10 E5 N21 \$ S21 E22N21 \$ PTR= E15FUS=[YR=1993] E21 N4 E11 S37 W12 N8 W7 S8 D2 L2 W4 U2 L2 N8 W5 N25\$ W15 \$.																	

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