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

SAXTON SHAUN S & TIFFANY
37229 EASTWOOD RD
HILLIARD, FL 32046

**2024**

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

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

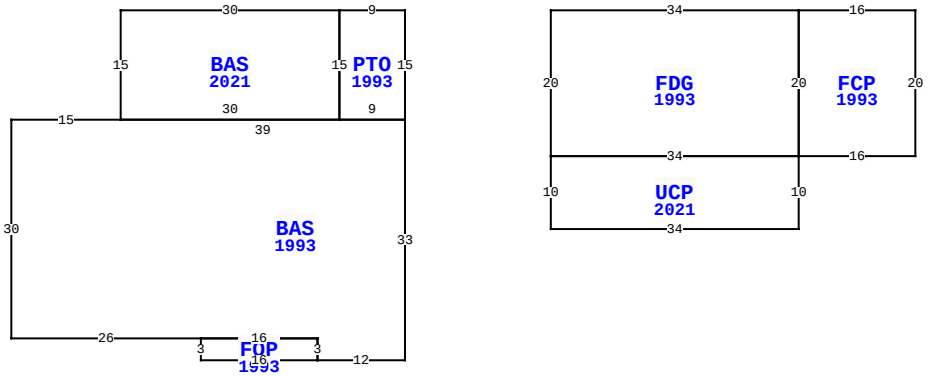
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 50 |
| Exterior Wall | 31 | HARDIE BRD 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 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 | 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 | 210,738 |
| BAS | 450 | 100 | 450 | 57,266 |
| FCP | 320 | 25 | 80 | 10,181 |
| FDG | 680 | 60 | 408 | 51,921 |
| FOP | 48 | 30 | 14 | 1,781 |
| PTO | 135 | 5 | 7 | 891 |
| UCP | 340 | 20 | 68 | 8,654 |
| TOTALS | 3,629 | | 2,683 | 341,431 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,683 | 120.4800 | 150.60 | 404,060 | 1964 | 2000 | 0 | 0 | 0 | 15.50 | 84.50 |

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 | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 341,431 |
| TOTAL MARKET OB/XF VALUE | | 12,221 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 378,652 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 378,652 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 328,652 |
| TOTAL JUST VALUE | | 378,652 |
| NCON VALUE | | 29,143 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 357,059 |

| 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 |
|---|---|---|---|---|---|---|
| 2703/477 | 3/22/2024 | WD | Q | I | 01 | 420,000 |
| GRANTOR: RUFFIN JAMES DANNY & | | | | | | |
| GRANTEE: SAXTON SHAUN S & TI | | | | | | |
| 2468/0432 | 6/04/2021 | WD | Q | I | 02 | 335,000 |
| GRANTOR: FGP ACCOUNTS LLC | | | | | | |
| GRANTEE: RUFFIN JAMES DANNY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-39,15] W15 S30 E26 E16 S3 E12 N33 W39 $
FDG=[YR=1993;ORIG=20,0] E34 S20 W34 N20 $
BAS=[YR=2021;ORIG=-9,0] W30 S15 E30 N15 $
FCP=[YR=1993;ORIG=54,0] E16 S20 W16 N20 $
PTO=[YR=1993;ORIG=0,0] W9 S15 E9 N15 $
FOP=[YR=1993;ORIG=-28,45] S3 E16 N3 W16 $
PTR=[ORIG=0,0] E20 W20 $
UCP=[YR=2021;ORIG=20,20] E34 S10 W34 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 533.00 | SF | 5.20 | 5.20 | 100 | 1985 | 1985 | 3 | 47 | 1,303 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 29 | 14 | 406.00 | SF | 85.00 | 85.00 | 100 | 1999 | 1999 | 3 | 23 | 7,937 | |
| 3 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 534.00 | SF | 7.25 | 7.25 | 100 | 1999 | 1999 | 3 | 77 | 2,981 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,221

| 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 03/25/2024 BY WWA Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/06/2024 BY SYS