IN OR 370/591 & OR 292/581
R787706 & R787707
PARCELS 4-4 & 4-5

DUCE SHELIA
371433 EASTWOOD ROAD
HILLIARD, FL 32046

2025

09-3N-24-0000-0004-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

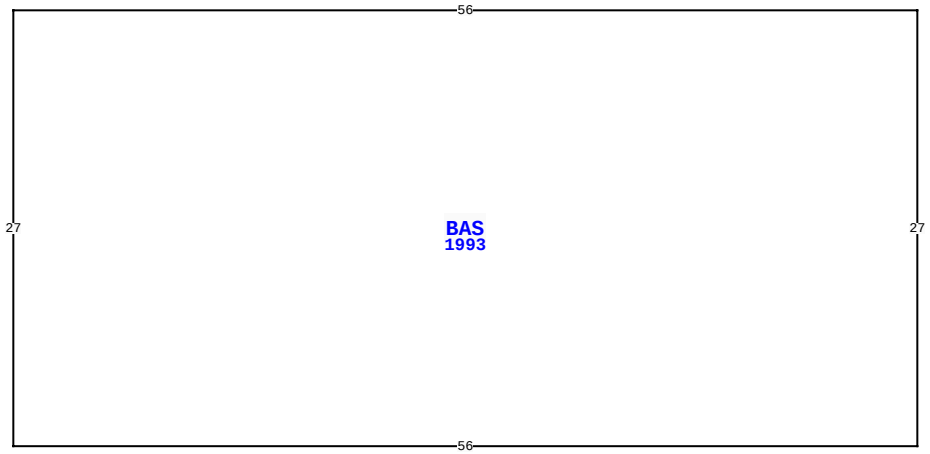
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	38,683
TOTALS	1,512			1,512	38,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	106.6000	85.28	128,943	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1512 HX Base Yr



371394 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,683
TOTAL MARKET OB/XF VALUE	13,728
TOTAL LAND VALUE - MARKET	109,785
TOTAL MARKET VALUE	162,196
SOH/AGL Deduction	9,745
ASSESSED VALUE	152,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,451
TOTAL JUST VALUE	162,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0339	11/28/2022	QC	U	I	11	100
GRANTOR: NESS C WILLIAM						
GRANTEE: NESS C WILLIAM & SH						
2604/1577	11/28/2022	QC	U	I	11	100
GRANTOR: NESS C WILLIAM						
GRANTEE: HESS C WILLIAM & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E56 N27$.

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	0511	GARAGE CB-	0	0	30	26	780.00	SF	40.00	40.00	100	1985	1985	3	44	13,728	

LAND DESCRIPTION

TOTAL OB/XF 13,728

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	RES	0		R-1 -	0.00	0.00	5.63	AC		1.00	1.00	1.00	19,500.00	19,500.00	109,785							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 5.63 Total Land Value: 109,785 Market: 0 Agricultural: 0 Common: 109,785 PRINTED 07/30/2025 BY SYS