W1/2 OF LOT 41 EX S-4
IN OR 1597/1847
1998 FLEE DW/MH

REVILL CHARLES W
371095 EASTWOOD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0041-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

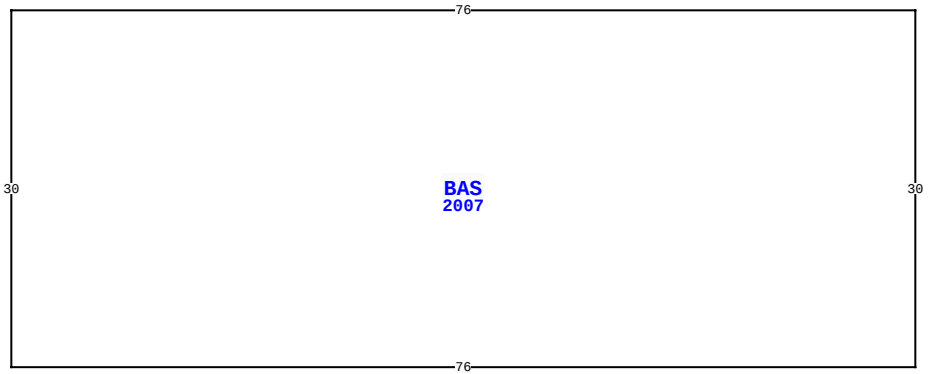
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2007	2,280	99,600
TOTALS	2,280			2,280	99,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	109.21	248,999	1998	1998	0	0	0	60.00	40.00

2 M/H 94+ – 100% - 2009 Heated Area: 2280 HX Base Yr 2009



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,600
TOTAL MARKET OB/XF VALUE		4,303
TOTAL LAND VALUE - MARKET		94,800
TOTAL MARKET VALUE		198,703
SOH/AGL Deduction		115,602
ASSESSED VALUE		83,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,379
TOTAL JUST VALUE		198,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982146	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2332/0407	1/14/2020	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: REVILL CHARLES W						
1597/1847	12/19/2008	WD	U	I	07	100
GRANTOR: BULLARD BILLY L & KEL						
GRANTEE: REVILL CHARLES WINF						

BLD DATE	03/18/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

371095 EASTWOOD RD, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S30E76N30$.

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	0753	UEP	0	100	10	10	100.00	SF	22.00	22.00	100	2000	2000	3	27	594	
2	1242	WD DECK A	0	100	6	6	50.00	SF	10.00	10.00	100	2000	2000	3	20	100	
3	0681	POLE SHED	0	100	18	12	216.00	SF	15.00	15.00	100	1995	1995	3	20	648	
4	0681	POLE SHED	0	100	18	14	252.00	SF	15.00	15.00	100	1995	1995	3	20	756	
5	0940	SHEDS/PORT	0	100	15	14	210.00	SF	30.00	30.00	100	2009	2009	3	35	2,205	

LAND DESCRIPTION

TOTAL OB/XF 4,303

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	100	0006	OR	0.00	0.00	3.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	94,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.16 Total Land Value: 94,800 Market: 0 Agricultural: 0 Common: 94,800 PRINTED 07/30/2025 BY SYS