PT OF LOT 41
IN OR 2033/1916
DUNN SURVEY

ORENDER MICHAEL R
371067 EASTWOOD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0041-0040

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	05	DRYWALL 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

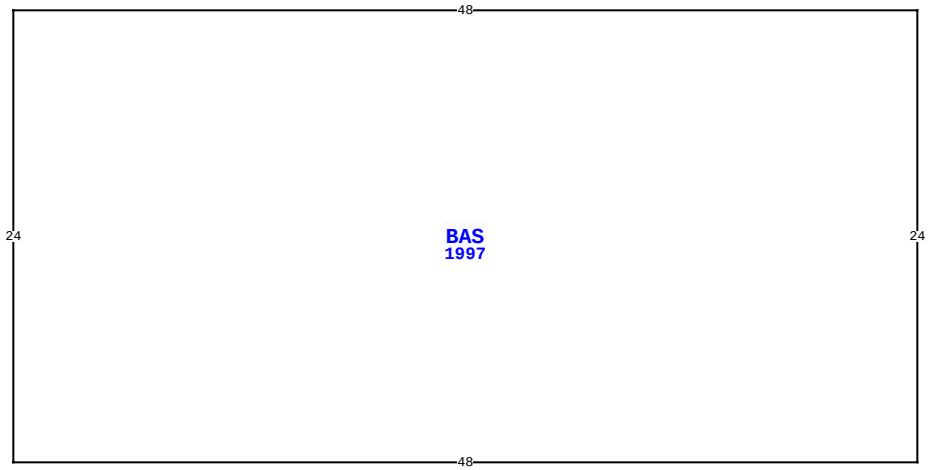
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1997	1,152	40,304
TOTALS	1,152			1,152	40,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	117.6000	99.96	115,154	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2017 Heated Area: 1152 HX Base Yr 2017



371067 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,304
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,990
TOTAL MARKET VALUE		104,294
SOH/AGL Deduction		70,684
ASSESSED VALUE		33,610
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		3,610
TOTAL JUST VALUE		104,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971681	MH MOVE-ON	0	03/01/1997
8144	MH MOVE-ON	700	04/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/1916	3/11/2016	SW	U	I	37	29,900
GRANTOR: CR PROPERTIES 2015 LL						
GRANTEE: ORENDER MICHAEL R &						
2035/1445	3/10/2016	QC	U	I	11	100
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: CR PROPERTIES 2015						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S24 E48 N24$.

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
1	000100	C	RES	100		OR	0.00	0.00	1.58	AC		1.00	1.00	0.90	45,000.00	40,500.00	63,990							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 1.58 Total Land Value: 63,990 Market: 0 Agricultural: 0 Common: 63,990 PRINTED 07/30/2025 BY SYS