

PT OF LOTS 42 & 43 1995 WEST
IN OR 908/1644
DUNN SURVEY

PRICE JUNIUS TIMOTHY
37961 EASTWOOD ROAD
HILLIARD, FL 32046

2025

10-3N-24-2320-0042-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing		2 100		
Frame	03	MASONRY 100		
Story Height		12 100		
RMS		3 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	1200	STORE/OFFICE/RESID		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9002.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	440	185	2000	814	15,716
BAS	4,560	100	1993	4,560	88,043
UCP	1,200	40	2002	480	9,267
UST	200	50	2002	100	1,931
UST	800	50	2002	400	7,723
TOTALS	7,200			6,354	122,680

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	356.00	SF	6.50	6.50	
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	
4	0811	CONCRETE B	0	100	34	24	816.00	SF	5.20	5.20	
5	0510	GARAGE WD-	0	100	30	9	270.00	SF	29.75	29.75	
6	0810	CONCRETE A	0	100	30	20	600.00	SF	6.50	6.50	
7	0811	CONCRETE B	0	100	30	21	630.00	SF	5.20	5.20	
8	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	
9	0811	CONCRETE B	0	0	0	0	522.00	SF	5.20	5.20	
10	0812	CONCRETE C	0	0	85	23	1,955.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001200	C	STORE COMB	0	0006	OR	0.00	0.00	0.60	AC	
2	000100	C	RES	100	0006	OR	0.00	0.00	2.71	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4101	06	6,354	68.4499	37.13	235,924	1969	1969	0	0	0 48.00	52.00
1 LGHT MANUF - 0% - 2002 Heated Area: 5000 HX Base Yr 2002											
UCP 2002 UST 2002 UST 2002 AOF 2000 BAS 1993											
37961 EASTWOOD RD, HILLIARD											

BLD DATE	10/22/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
				04/29/2025 DC

TOTAL OB/XF											
36,567											

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		387,190	
TOTAL MARKET OB/XF VALUE		36,567	
TOTAL LAND VALUE - MARKET		99,300	
TOTAL MARKET VALUE		523,057	
SOH/AGL Deduction		143,794	
ASSESSED VALUE		379,263	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		328,541	
TOTAL JUST VALUE		523,057	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		499,255	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000101	CO ISSUED	0	01/07/2019
18005498	MODULAR HM	0	07/27/2018
B007031	REMODEL	5,000	04/01/2000
MH003024	MH MOVE-ON	0	03/01/2000
R992171	REPAIR/RRF	15,000	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0908/1644	11/22/1999	WD	Q	I		32,000	
GRANTOR: GUYNN JOHN F & EVELYN							
GRANTEE: PRICE JUNIUS T							
0451/0027	4/01/1985	QC	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=2002] W20 UST=[YR=2002] W40 UCP=[YR=2002] W60 S20 BAS=[YR=1993] S40 E120 N28 AOF=[YR=2000] N22 W20 S22 E20 \$W20 N12 W100\$ E60 N20 \$ S20 E40 N20 \$ S10 E20 N10 \$.											

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