PT OF LOT 43
IN OR 2416/695
DUNN SURVEY

JOHNSON LINDA F
37951 EASTWOOD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0043-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

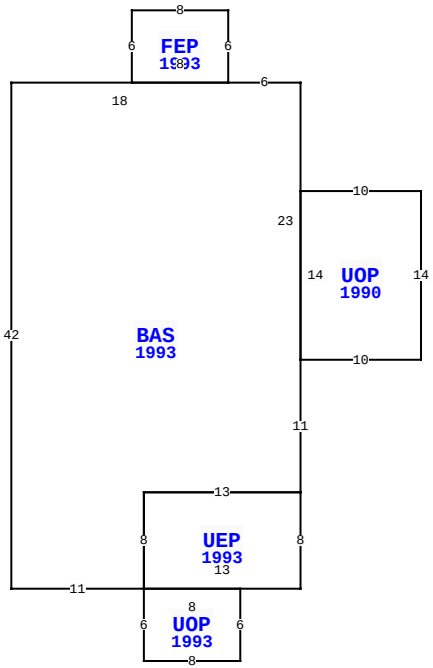
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	904	100	1993	904	24,815
FEP	48	80	1993	38	1,043
UEP	104	60	1993	62	1,702
UOP	140	20	1990	28	769
UOP	48	20	1993	10	275
TOTALS	1,244			1,042	28,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,042	54.9000	54.90	57,206	1930	1930	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 904 HX Base Yr



37951 EASTWOOD RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,603
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,572
TOTAL MARKET VALUE	64,175
SOH/AGL Deduction	8,195
ASSESSED VALUE	55,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,980
TOTAL JUST VALUE	64,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0695	7/11/2018	QC	U	I	11	100
GRANTOR: EVERLY CORBET JR						
GRANTEE: JOHNSON LINDA F & C						
2403/0548	7/11/2018	QC	U	I	11	100
GRANTOR: EVERLY CORBET JR						
GRANTEE: EVERLY CORBET JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FEP=[YR=1993] N6 W8 S6 E8 $ W18 S42 E11 UOP=[YR=1993] S6 E8 N6 W8$ UEP=[YR=1993] E13 N8 W13 S8$ N8 E13 N11 UOP=[YR=1990] E10 N14 W10 S14$ N23$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	105.00	210.00	0.51	AC		1.00	1.00	1.55	45,000.00	69,750.00	35,572							

REVIEW DATE 09/04/2024 BY WW Total Acres: 0.51 Total Land Value: 35,572 Market: 0 Agricultural: 0 Common: 35,572 PRINTED 07/30/2025 BY SYS