PT OF LOT 43
IN OR 534 PG 531
DUNNS SURVEY DB B-10/48

KNIGHT JAMES H POST 10095 VFW
P O BOX 643
HILLIARD, FL 32046

2025

10-3N-24-2320-0043-0020

BUILDING CHARACTERISTICS

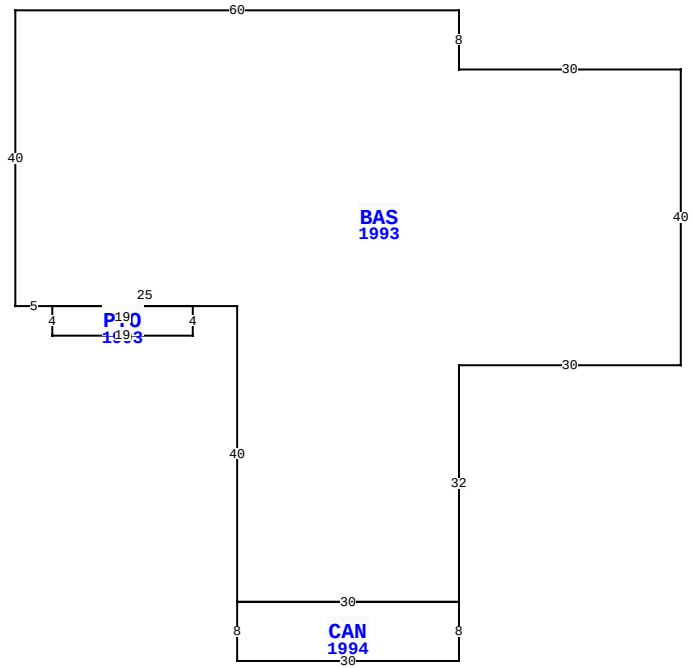
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		9 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
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	4,800	100	1993	4,800	321,102
CAN	240	30	1994	72	4,816
PTO	76	5	1993	4	268
TOTALS	5,116			4,876	326,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	06	4,876	90.5864	98.74	481,456	1960	1965	0	0	0	32.25	67.75

1 CLUB HOUSE – 0% - 0 Heated Area: 4800 HX Base Yr



37949 EASTWOOD RD, HILLIARD

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		381,715
TOTAL MARKET OB/XF VALUE		7,155
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		447,370
SOH/AGL Deduction		19,805
ASSESSED VALUE		427,565
TOTAL EXEMPTION VALUE	10	427,565
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		447,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21182	REMODEL	2,989	03/01/2008
R96-0523	REPAIR/RRF	4,000	10/01/1996
E951997	CHNGE SRVC	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0534/0531	1/04/1988	WD	U	I		20,000

GRANTOR: GUYNN JOHN FLOYD

GRANTEE: KNIGHT H KNIGHT VFW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N8 W60 S40 E5 PTO=[YR=1993] S4 E19 N4 W19$ E25 S40 CAN=[YR=1994] S8 E30 N8 W30$ E30 N32 E30 N40$.

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	0812	CONCRETE C	0	0	0	0	2,867.00	SF	4.00	4.00	100	1970	1970	3	20	2,294	
2	0505	FLAGPOLE A	0	0	0	0	34.00	LF	50.00	50.00	100	2000	2000	3	20	340	
3	0812	CONCRETE C	0	0	50	20	1,000.00	SF	4.00	4.00	100	1970	1970	3	20	800	
4	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2015	2015	3	65	2,340	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	5.90	5.90	100	2015	2015	3	65	1,381	

LAND DESCRIPTION

TOTAL OB/XF 7,155

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	007700	C	CLUB	0	0007	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,500							

REVIEW DATE 10/30/2024 BY DC Total Acres: 1.30 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/30/2025 BY SYS

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IN OR 534 PG 531
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2025

10-3N-24-2320-0043-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

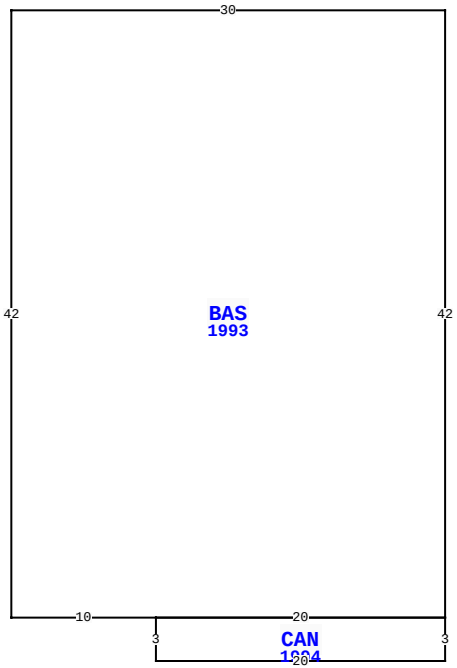
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	01	TYP WD 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	7700	CLUBS/LODGES/HALLS
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	1,260	100	1993	1,260	54,747
CAN	60	30	1994	18	782
TOTALS	1,320			1,278	55,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	06	1,278	52.7990	57.55	73,549	1950	1955	0	0	0	24.50	75.50

2 CLUB HOUSE – 0% - 0 Heated Area: 1260 HX Base Yr



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TOTAL EXEMPTION VALUE	10	427,565
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		447,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0534/0531	1/04/1988	WD	U	I		20,000

GRANTOR: GUYNN JOHN FLOYD
GRANTEE: KNIGHT H KNIGHT VFW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S42 E10 CAN=[YR=1994] S3 E20 N3 W20$ E20 N42$.

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

REVIEW DATE 10/30/2024 BY DC Total Acres: 1.30 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/30/2025 BY SYS