PT OF LOT 44
DUNN SURVEY

JOHNSON MICKEY & LINDA
37925 EASTWOOD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0044-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

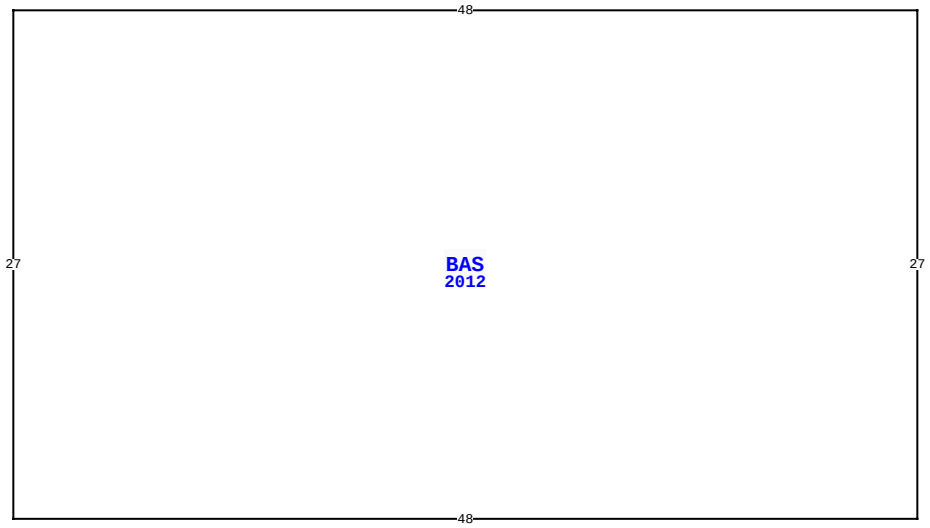
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2012	1,296	37,885
TOTALS	1,296			1,296	37,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	121.8000	97.44	126,282	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1296 HX Base Yr 2024



37925 EASTWOOD RD, HILLIARD

BLD DATE	07/13/2007	JH	LGL DATE	05/21/2025 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		37,885
TOTAL MARKET OB/XF VALUE		929
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		83,814
SOH/AGL Deduction		17,793
ASSESSED VALUE		66,021
TOTAL EXEMPTION VALUE	HX HB	41,021
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		83,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8152	MH MOVE-ON	100	04/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/996	12/02/2022	QC	U	I	11	100
GRANTOR: EVERLY CORBET JR & ME						
GRANTEE: JOHNSON MICKEY & LI						
1301/340	2/28/2005	FJ	U	I	11	0
GRANTOR: EVERLY CORBET JR						
GRANTEE: EVERLY MELBA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W48 S27 E48 N27$.

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	0751	UOP	0	100	18	8	144.00	SF	10.00	10.00	100	2000	2000	3	27	389	
2	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2007	2007	3	27	432	
3	0751	UOP	0	100	8	5	40.00	SF	10.00	10.00	100	2000	2000	3	27	108	

LAND DESCRIPTION

TOTAL OB/XF 929

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS