PT OF LOT 44
IN OR 583 PG 870
R567669 & R567670

GATEWAY TO LIFE MINISTRIES INC
37837 EASTWOOD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0044-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

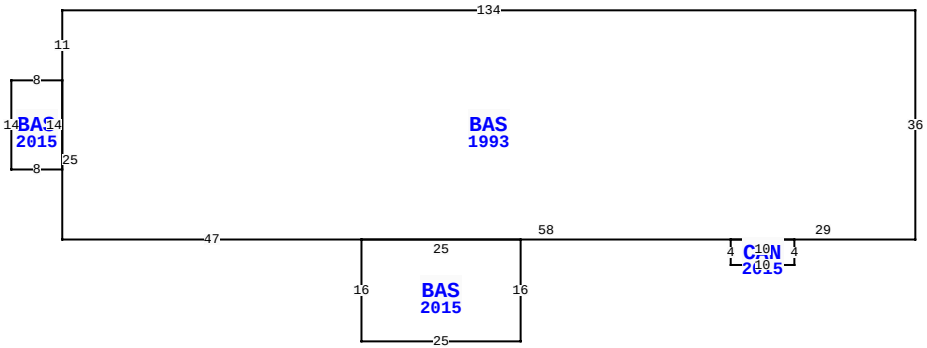
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
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	4,824	100	1993	4,824	528,517
BAS	112	100	2015	112	12,271
BAS	400	100	2015	400	43,824
CAN	40	30	2015	12	1,315
TOTALS	5,376			5,348	585,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	5,348	84.9946	132.80	710,214	1989	1989	0	0	0	17.50	82.50

1 CHURCH – 0% - 0 Heated Area: 5336 HX Base Yr



37837 EASTWOOD RD, HILLIARD

BLD DATE	10/03/2019	KK	LGL DATE	
XF DATE	10/03/2019	KK	LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		633,424
TOTAL MARKET OB/XF VALUE		6,954
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		712,828
SOH/AGL Deduction		189,799
ASSESSED VALUE		523,029
TOTAL EXEMPTION VALUE	02	523,029
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		712,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		701,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004099	ADDITION-STORAGE	15,593	06/25/2019
6087	NEW CONSTR	154,692	10/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0583/0870	11/14/1989	WD	Q	V	01	100
GRANTOR: BREAD OF LIFE MINIST						
GRANTEE: BREAD OF LIFE PENTE						
0537/1152	3/02/1988	WD	U	V	07	100
GRANTOR: CORRECTIVE DEED						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W134 S11 BAS=[YR=2015] W8 S14 E8 N14$ S25 E47 BAS=[YR=2015] S16 E25 N16 W25$ E58 CAN=[YR=2015] S4 E10 N4 W10$ E29 N36$.

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	1996	1996	3	20	511	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	2001	2001	3	20	511	
3	0811	CONCRETE B	0	0	24	24	576.00	SF	5.20	5.20	100	1995	1995	3	68	2,037	
4	0803	ASPHALT C	0	0	0	0	1,719.00	SF	2.00	2.00	100	1989	1989	3	50	1,719	
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1989	1989	3	26	658	
6	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1989	1989	3	26	130	
7	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1989	1989	3	26	809	
8	0681	POLE SHED	0	0	12	6	72.00	SF	15.00	15.00	100	1989	1989	3	20	216	
9	0443	STK FNC 6'	0	0	0	0	69.00	LF	10.00	10.00	100	1989	1989	3	20	138	
10	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1989	1989	3	25	225	

TOTAL OB/XF 6,954

LAND DESCRIPTION

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	007100	C	CHURCH	0		OR	0.00	0.00	2.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	72,450							

REVIEW DATE 10/03/2019 BY KK Total Acres: 2.07 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS

PT OF LOT 44
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2025

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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 100
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

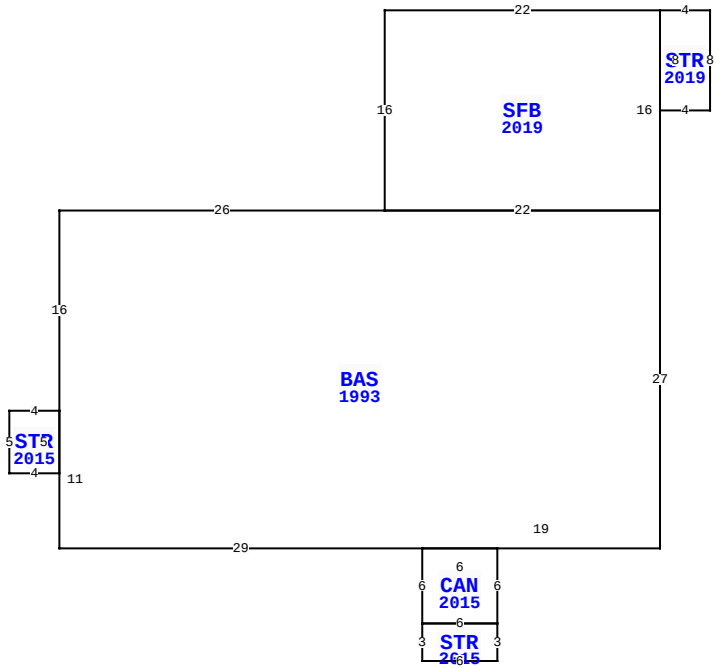
DOR CODE 7100 CHURCHES
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	38,569
CAN	36	30	2015	11	327
SFB	352	80	2019	282	8,392
STR	18	10	2015	2	59
STR	20	10	2015	2	59
STR	32	10	2019	3	89
TOTALS	1,754			1,596	47,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,596	124.0000	99.20	158,323	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1578 HX Base Yr



37837 EASTWOOD RD, HILLIARD

BLD DATE	10/03/2019	KK	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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PREVIOUS YEAR MKT VALUE		701,199

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0537/1152	3/02/1988	WD	U	V	07	100
GRANTOR: CORRECTIVE DEED						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2019] W4 SFB=[YR=2019] W22 S16 BAS=[YR=1993] W26 S16 STR=[YR=2015] W4 S5 E4 N5$ S11 E29 CAN=[YR=2015] S6 STR=[YR=2015] S3 E6 N3 W6$ E6 N6 W6 $ E19 N27 W22$ E22 N16$ S8 E4 N8$.

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

REVIEW DATE 10/03/2019 BY KK Total Acres: 2.07 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS