

LOT 48
IN OR 2464/1388
EX R/W IN OR 177/246

BRANTLEY JOSHUA D & KARSEN
37557 EASTWOOD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	30	VINYL 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,489	100	1993	1,489	195,865
FGR	462	55	1993	254	33,411
FOP	190	30	1993	57	7,498
FOP	364	30	1993	109	14,338
FUS	1,016	100	1993	1,016	133,646
TOTALS	3,521			2,925	384,759

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,922.00	SF	4.00
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
3	0866	POOL FIBER	0	0	0	0	396.00	SF	72.00
4	0911	SCRN RM A	0	0	28	47	1,316.00	SF	17.50
5	0845	KOOL DECK	0	0	0	0	1,014.00	SF	7.25
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00
7	0474	VF 4 RAIL	0	0	0	0	204.00	LF	9.25
8	0812	CONCRETE C	0	0	50	26	1,300.00	SF	4.00
9	0810	CONCRETE A	0	0	0	0	310.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	10.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,925	92.0448	145.43	425,383	1989	2009	0	0
1 SFR CUST - 0% - 0 Heated Area: 2505 HX Base Yr									
BLD DATE 05/21/2025 MLU									

TOTAL OB/XF									
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1	000100	C	RES	0	0006	OR	0.00	0.00	10.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	409,239								
TOTAL MARKET OB/XF VALUE	33,892								
TOTAL LAND VALUE - MARKET	195,000								
TOTAL MARKET VALUE	638,131								
SOH/AGL Deduction	0								
ASSESSED VALUE	638,131								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	638,131								
TOTAL JUST VALUE	638,131								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	616,822								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007380	NEW ROOF	14,890	06/07/2021
2856	H/AC	4,300	12/27/1988
5150	NEW CONSTR	2,971	06/14/1988
3076	NEW CONSTR	6,250	06/02/1988
4838	NEW CONSTR	72,110	04/21/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2464/1388	5/25/2021	WD	Q	I	01	475,000			
GRANTOR: PRICE WENDELL T & YVO									
GRANTEE: BRANTLEY JOSHUA D &									
2008/1231	3/05/2015	WD	U	V	11	100			
GRANTOR: REYNOLDS ERNEST DAVID									
GRANTEE: PRICE WENDELL T & Y									

BUILDING NOTES									
FGR=[YR=1993] W22 BAS=[YR=1993] W6 FOP=[YR=1993] N8 W47 S8 E38 U2 R2 E4 D2 R2 E1\$ W1 U2 L2 W4 D2 L2 W38 S25 E8 S3E8 N3 E5 S8 D2 R2 E4 FOP=[YR=1993] E26 N14 W5 S10 W12 N6 W7 S8 D2 L2 \$ U2 R2 N8 E7 S6 E12 N10 E5 N21 \$ S21 E22N21 \$ PTR= E15FUS=[YR=1993] E21 N4 E11 S37 W12 N8 W7 S8 D2 L2 W4 U2 L2 N8 W5 N25\$ W15 \$.									

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