IN SWC OF SW1/4 OF NW1/4
IN OR 2320/850
EX R/W IN OR 161/504

THRIFT JEANETTE L/E/
P O BOX 301
HILLIARD, FL 32046

2025

15-3N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

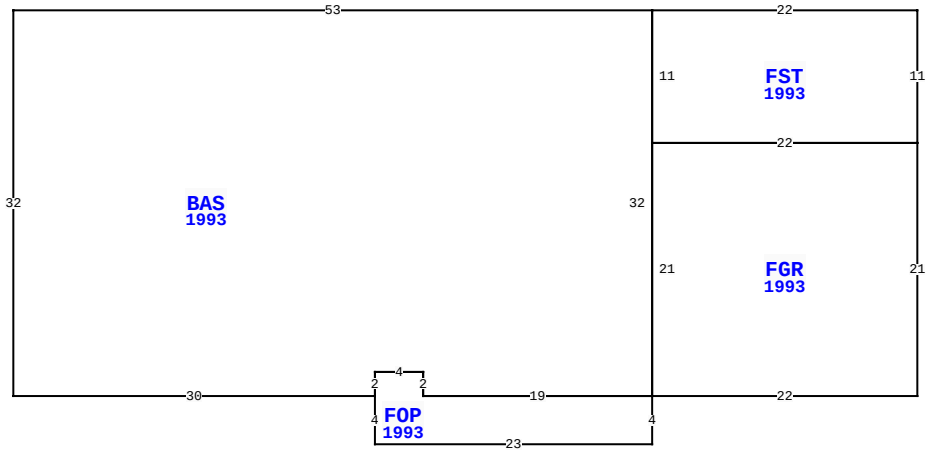
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	1993	1,688	133,373
FGR	462	55	1993	254	20,069
FOP	100	30	1993	30	2,370
FST	242	55	1993	133	10,509
TOTALS	2,492			2,105	166,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	122.5000	122.50	257,862	1973	1973	0	0	0	35.50	64.50

1 SINGLE FAM – 100% - 0 Heated Area: 1688 HX Base Yr



37065 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,321
TOTAL MARKET OB/XF VALUE		3,131
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		239,452
SOH/AGL Deduction		113,532
ASSESSED VALUE		125,920
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		70,198
TOTAL JUST VALUE		239,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/0850	11/18/2019	LE	U	I	11	100
GRANTOR: THRIFT JEANETTE						
GRANTEE: THRIFT WILLIAM HARD						
0103/0548	1/01/1970	TA	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S32 E30 FOP=[YR=1993] S4 E23 N4 W19 N2 W4 S2 $ N2 E4 S2 E19 FGR=[YR=1993] E22 N21 FST=[YR=1993] N11 W22 S11E22$ W22S21$ N32$.

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	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	1980	1980	3	30	683	
2	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	1980	1980	3	30	1,248	
3	0812	CONCRETE C	0	100	0	0	1,000.00	SF	4.00	4.00	100	1980	1980	3	30	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,131

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	RS-E	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS