IN OR 269 PG 592

GILLIAM JOSH F & MARGARET
PO BOX 994
HILLIARD, FL 32046

2025

15-3N-24-0000-0003-0020

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

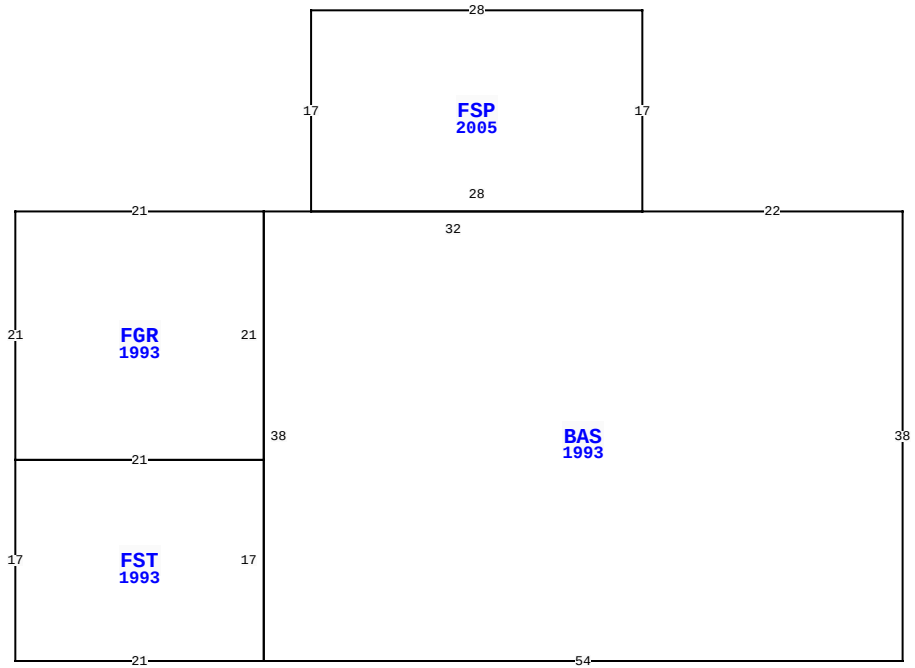
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1993	2,052	206,076
FGR	441	55	1993	243	24,404
FSP	476	40	2005	190	19,082
FST	357	55	1993	196	19,684
TOTALS	3,326			2,681	269,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,681	107.9136	142.45	381,908	1980	1985	0	0	0	29.50	70.50

1 SNGL FAM – 100% - 0 Heated Area: 2052 HX Base Yr



37131 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,669
TOTAL MARKET OB/XF VALUE		39,597
TOTAL LAND VALUE - MARKET		171,740
TOTAL MARKET VALUE		511,006
SOH/AGL Deduction		239,780
ASSESSED VALUE		271,226
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,504
TOTAL JUST VALUE		511,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007765	NEW SHINGLES	26,000	06/15/2021
B20738	NEW CONSTR	79,200	11/01/2007
B20247	ADDITION	8,500	07/01/2007
R0507606	REPAIR/RRF	1,000	05/01/2005
B0515191	GARAGE	22,110	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0269/0592	7/01/1978	WD	U	V		30,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=2005] N17 W28 S17 E28 $ W32
FGR=[YR=1993] W21 S21 FST=[YR=1993] S17 E21 N17 W21 $ E21
N21 $ S38 E54 N38 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	100	0	0	3,733.00	SF	4.00	4.00	100	1985	1985	3	44	6,570	
3	0201	BARN WD 10	0	100	45	35	1,575.00	SF	13.60	13.60	100	1998	1998	3	25	5,355	
4	0511	GARAGE CB-	0	100	25	21	525.00	SF	40.00	40.00	100	1981	1981	3	32.5	6,825	
5	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	2005	2005	3	36	8,467	
6	0812	CONCRETE C	0	100	0	0	3,115.00	SF	4.00	4.00	100	2007	2007	3	87	10,840	

LAND DESCRIPTION

TOTAL OB/XF 39,597

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	11.08	AC		1.00	1.00	1.00	15,500.00	15,500.00	171,740							

REVIEW DATE 11/04/2021 BY TWX Total Acres: 11.08 Total Land Value: 171,740 Market: 0 Agricultural: 0 Common: 171,740 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

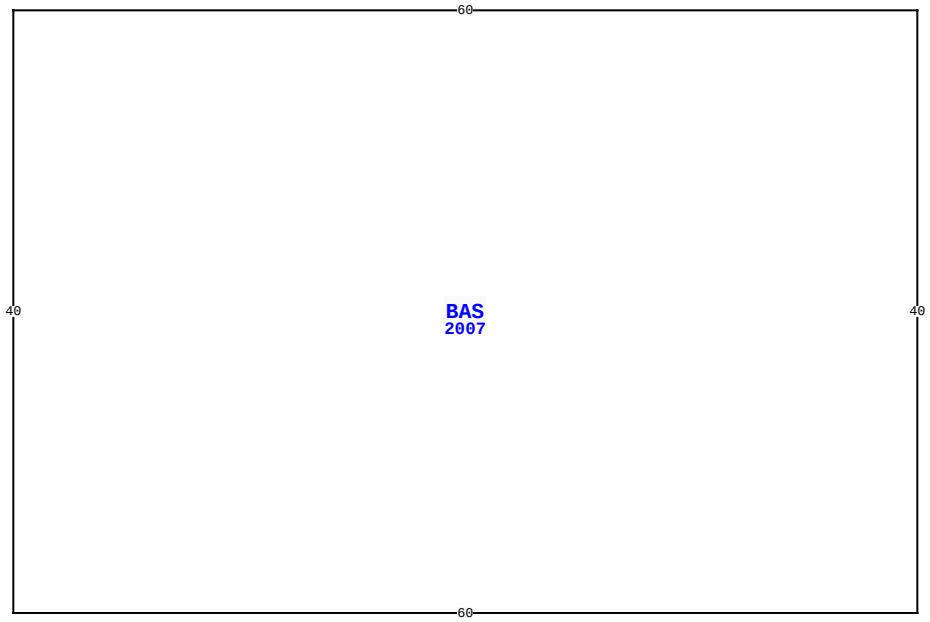
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2007	2,400	30,424
TOTALS	2,400			2,400	30,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	45.0800	16.68	40,032	2007	2007	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 0 Heated Area: 2400 HX Base Yr



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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S40 E60 N40 $.

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

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