PT SW1/4 OF NW1/4
IN OR 2494/423
(EX OR 2284/1939)

HAMILTON JAMES & MICHELLE
37177 EASTWOOD RD
HILLIARD, FL 32046

2025

15-3N-24-0000-0003-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

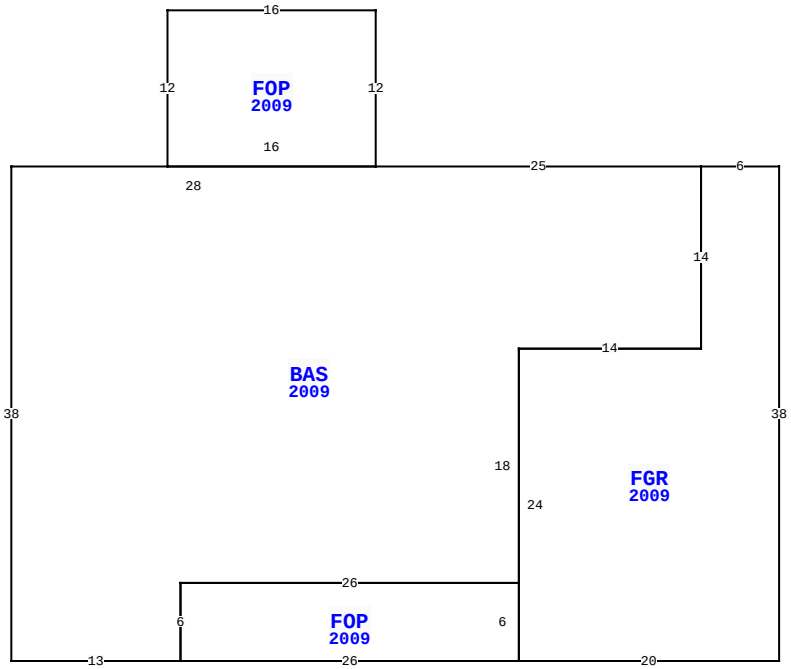
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	2009	1,522	230,986
FGR	564	55	2009	310	47,047
FOP	156	30	2009	47	7,133
FOP	192	30	2009	58	8,802
TOTALS	2,434			1,937	293,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,937	124.2934	164.07	317,804	2009	2009	0	0	0	7.50	92.50

2 SNGL FAM – 100% - 2022 Heated Area: 1522 HX Base Yr 2022



37177 EASTWOOD RD, HILLIARD

BLD DATE	02/12/2008	JH	LGL DATE	05/21/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,430
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		367,430
SOH/AGL Deduction		60,494
ASSESSED VALUE		306,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,214
TOTAL JUST VALUE		367,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014572	GARAGE	29,176	10/22/2021
C22484	CO ISSUED	0	09/30/2009
R12035	REPAIR/RRF	0	08/01/2009
M14641	MECH OTHER	0	06/01/2009
B22484	NEW CONSTR	160,908	05/01/2009
P13781	OTHER	0	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0423	8/06/2021	WD	Q	I	01	300,500
GRANTOR: DAWSON JUSTIN M & DIG						
GRANTEE: HAMILTON JAMES & MI						
2313/0180	10/15/2019	WD	Q	I	01	245,000
GRANTOR: FGP ACCOUNTS LLC						
GRANTEE: DAWSON JUSTIN MITCH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W6 BAS=[YR=2009] W25 FOP=[YR=2009] N12 W16 S12 E16$ W28 S38 E13 FOP=[YR=2009] E26 N6 W26 S6 $ N6 E26 N18 E14 N14$ S14 W14 S24 E20 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/28/2022 BY TWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

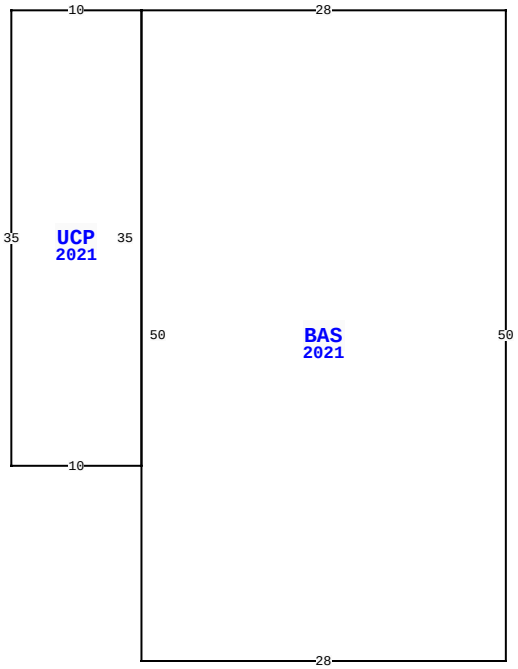
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,400	100	2021	1,400	27,106
UCP	350	20	2021	70	1,355
TOTALS	1,750			1,470	28,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,470	53.9580	19.96	29,341	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2022 Heated Area: 1400 HX Base Yr 2022



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GRANTOR: FGP ACCOUNTS LLC						
GRANTEE: DAWSON JUSTIN MITCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W28 UCP=[YR=2021] W10 S35 E10 N35$ S50 E28 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/28/2022 BY TWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS