PT SW1/4 OF NW1/4
IN OR 2492/114

WAGNER DAVID A & SARAH J
37169 EASTWOOD RD
HILLIARD, FL 32046

2025

15-3N-24-0000-0003-0100

BUILDING CHARACTERISTICS

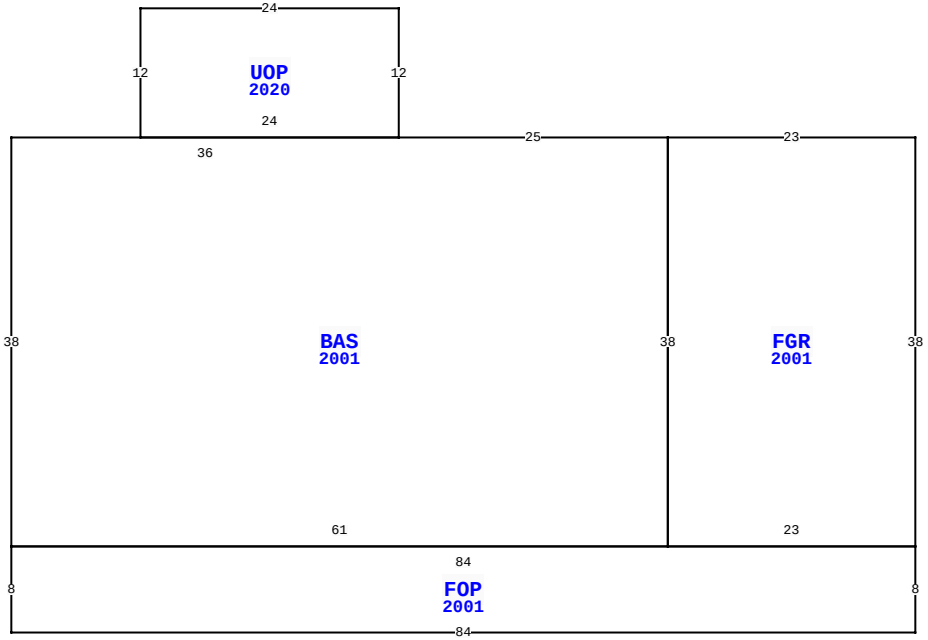
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,318	100	2001	2,318	257,451
FGR	874	55	2001	481	53,422
FOP	672	30	2001	202	22,436
UOP	288	20	2020	58	6,442
TOTALS	4,152			3,059	339,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,059	97.2762	128.40	392,776	2001	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2022 Heated Area: 2318 HX Base Yr 2022



37169 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,751
TOTAL MARKET OB/XF VALUE		18,811
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		403,562
SOH/AGL Deduction		21,774
ASSESSED VALUE		381,788
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		331,066
TOTAL JUST VALUE		403,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016676	REPAIR/RRF	9,700	12/02/2021
21000646	NEW ROOF	18,500	01/21/2021
20001920	XFOB	6,955	03/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0114	8/26/2021	WD	Q	I	01	385,000
GRANTOR: PETERMAN JOHN F JR &						
GRANTEE: WAGNER DAVID A & SA						
2310/1471	10/04/2019	WD	Q	I	01	272,000
GRANTOR: FGP ACCOUNTS LLC						
GRANTEE: PETERMAN JOHN F JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W23 BAS=[YR=2001] W25 UOP=[YR=2020] N12 W24 S12 E24$ W36 S38 FOP=[YR=2001] S8 E84 N8 W84$ E61 N38$ S38 E23 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	0811	CONCRETE B	0	100	30	31	930.00	SF	5.20	5.20	100	2001	2001	3	79	3,820	
2	0812	CONCRETE C	0	100	0	0	2,818.00	SF	4.00	4.00	100	2007	2007	3	87	9,807	
3	0820	WOOD WALK	0	100	0	0	160.00	SF	11.75	11.75	100	2004	2004	3	40	752	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
5	0810	CONCRETE A	0	100	36	12	432.00	SF	6.50	6.50	100	2020	2020	3	98	2,752	

LAND DESCRIPTION

TOTAL OB/XF 18,811

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		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 07/20/2021 BY TWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS