PT OF LOT 6
IN OR 2779/206
EX R/W IN OR 177/454

LOWE CAREY & STEPHANIE
37136 EASTWOOD RD
HILLIARD, FL 32046

2025

16-3N-24-2320-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

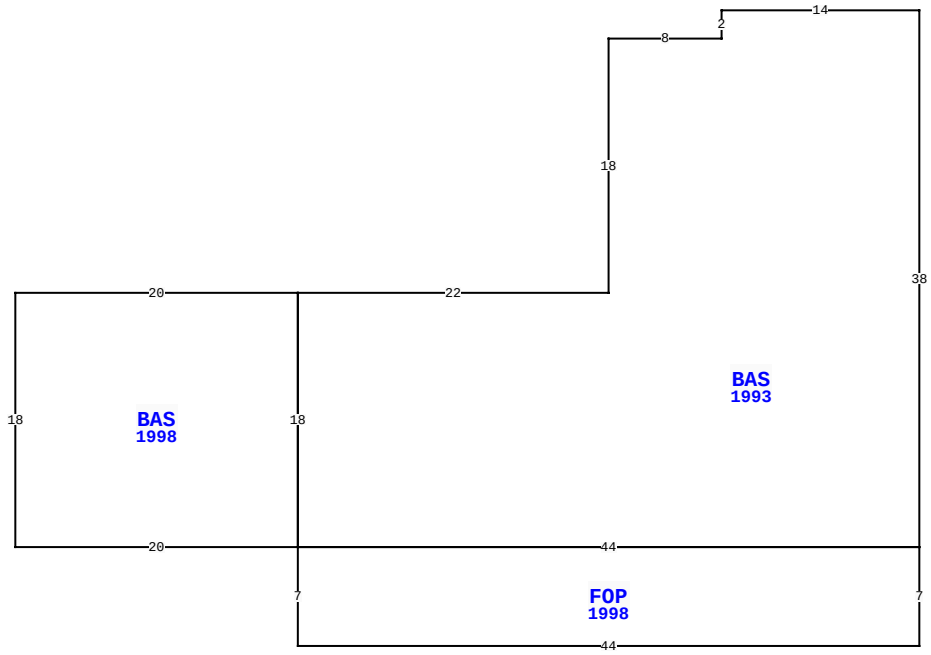
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1993	1,216	96,411
BAS	360	100	1998	360	28,543
FOP	308	30	1998	92	7,294
TOTALS	1,884			1,668	132,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	101.0000	101.00	168,468	1954	1967	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2001 Heated Area: 1576 HX Base Yr 2001



37228 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,247
TOTAL MARKET OB/XF VALUE		1,952
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		179,199
SOH/AGL Deduction		90,852
ASSESSED VALUE		88,347
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,625
TOTAL JUST VALUE		179,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9806099	REPAIR/RRF	3,500	06/25/1998
87-829	N/A	525	11/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/206	3/26/2025	WD	U	I	37	55,000
GRANTOR: SEELEY ERIC						
GRANTEE: LOWE CAREY & STEPHA						
0942/0474	7/25/2000	WD	Q	I		85,000
GRANTOR: COLEMAN TIMOTHY H & B						
GRANTEE: SEELEY ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S2 W8 S18 W22 BAS=[YR=1998] W20 S18 E20 N18 $ S18 FOP=[YR=1998] S7 E44 N7 W44 $ E44 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	0940	SHEDS/PORT	0	100	12	11	132.00	SF	20.10	20.10	100	1999	1999	3	20	531	
2	0681	POLE SHED	0	100	11	6	66.00	SF	15.00	15.00	100	1999	1999	3	26	257	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2000	2000	3	20	780	
4	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2001	2001	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,952

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	R-1 -	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS