PT LOTS 6 & 7
IN OR 2726/1794
DUNN SURVEY

LOWE CAREY & STEPHANIE
37136 EASTWOOD ROAD
HILLIARD, FL 32046

2025

16-3N-24-2320-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

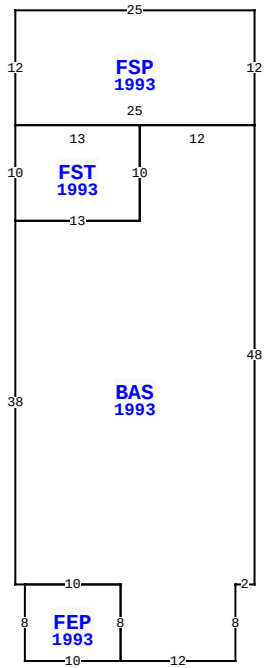
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1,166	100	1993	1,166	100,376
FEP	80	80	1993	64	5,510
FSP	300	40	1993	120	10,330
FST	130	55	1993	72	6,198
TOTALS	1,676			1,422	122,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,422	114.4000	114.40	162,677	1954	1954	0	0	0	24.75	75.25

1 SINGLE FAM – 100% - 2025 Heated Area: 1166 HX Base Yr 2025



37136 EASTWOOD RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,110
TOTAL MARKET OB/XF VALUE		3,107
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		200,217
SOH/AGL Deduction		0
ASSESSED VALUE		200,217
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,495
TOTAL JUST VALUE		200,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1794	7/15/2024	WD	Q	I	01	240,000
GRANTOR: SEELEY KAREN L						
GRANTEE: LOWE CAREY & STEPHA						
2665/1636	9/07/2023	WD	U	I	11	100
GRANTOR: SEELEY KAREN & KENNET						
GRANTEE: SEELEY KAREN L & KE						

BUILDING NOTES

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
4	0803	ASPHALT C	0	100	0	0	3,107.00	SF	2.00	2.00	100	1987	1987	3	50	3,107	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-25,22] S38 E1 E10 S8 E12 N8 E2 N48 W12 S10 W13 $
FSP=[YR=1993;ORIG=0,0] W25 S12 E25 N12 $
FST=[YR=1993;ORIG=-25,12] S10 E13 N10 W13 $
FEP=[YR=1993;ORIG=-24,60] S8 E10 N8 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,107

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT LOTS 6 & 7
IN OR 2726/1794
DUNN SURVEY

LOWE CAREY & STEPHANIE
37136 EASTWOOD ROAD
HILLIARD, FL 32046

2025

16-3N-24-2320-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 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
Quality	03	Quality Level 03

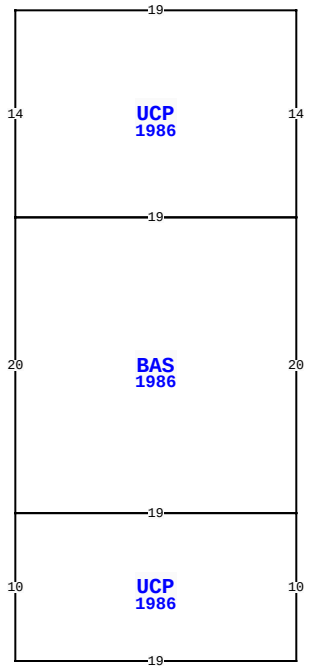
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	380	100	1986	380	3,789
UCP	190	20	1986	38	379
UCP	266	20	1986	53	529
TOTALS	836			471	4,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	471	53.9000	19.94	9,392	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2025 Heated Area: 380 HX Base Yr 2025



37136 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: 3	Tax Dist:	
BUILDING MARKET VALUE		127,110
TOTAL MARKET OB/XF VALUE		3,107
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		200,217
SOH/AGL Deduction		0
ASSESSED VALUE		200,217
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,495
TOTAL JUST VALUE		200,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1794	7/15/2024	WD	Q	I	01	240,000
GRANTOR: SEELEY KAREN L						
GRANTEE: LOWE CAREY & STEPHA						
2665/1636	9/07/2023	WD	U	I	11	100
GRANTOR: SEELEY KAREN & KENNET						
GRANTEE: SEELEY KAREN L & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1986;ORIG=40,20] E19 S20 W19 N20 $
UCP=[YR=1986;ORIG=40,20] N14 E19 S14 W19 $
UCP=[YR=1986;ORIG=40,40] E19 S10 W19 N10 $
.

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

REVIEW DATE 04/07/2025 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS