PT SE 1/4 OF NE 1/4
PARCELS 8-2 & 9
IN OR 2714/1894

TOWN OF HILLIARD
15859 W CR 108
HILLIARD, FL 32046

2026

09-3N-24-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

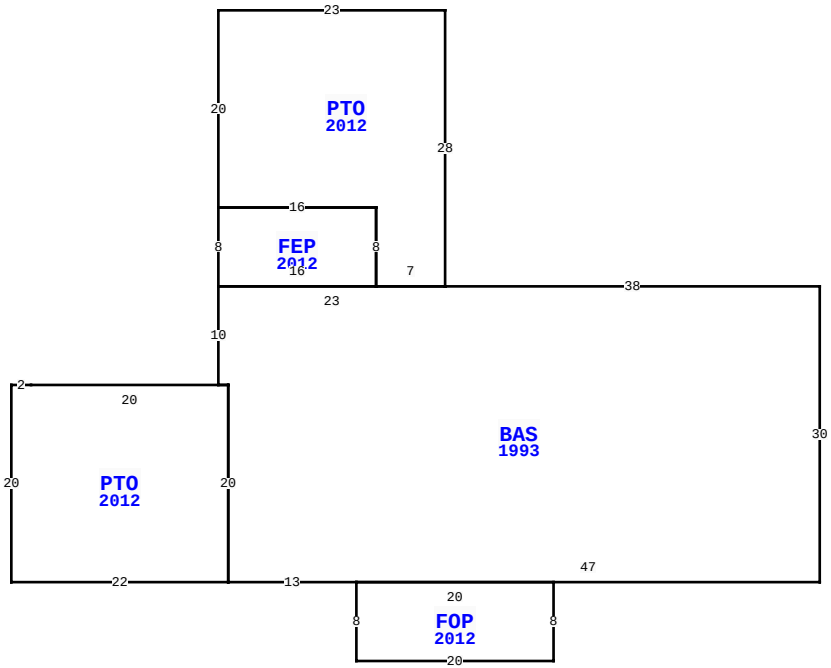
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	8900	MUNICIPAL
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	1,810	100	1993	1,810	1,870
FEP	128	80	2012	102	105
FOP	160	30	2012	48	50
PTO	440	5	2012	22	23
PTO	516	5	2012	26	27
TOTALS	3,054			2,008	2,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,008	98.3920	103.31	207,446	1979	1984	0	0	1	20.50	1.00

1 SINGLE FAM 0% - 2025 Heated Area: 1810 HX Base Yr



371232 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		2,074
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		363,990
TOTAL MARKET VALUE		366,064
SOH/AGL Deduction		0
ASSESSED VALUE		366,064
TOTAL EXEMPTION VALUE	04	366,064
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		366,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190166	REPAIR/RRF	0	05/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/1894	5/29/2024	WD	U	I	18	720,000
GRANTOR: VANZANT EDWARD P & SU						
GRANTEE: TOWN OF HILLIARD						
1888/1717	11/11/2013	QC	U	I	11	100
GRANTOR: VANZANT EDWARD P & SU						
GRANTEE: VANZANT JOHN AUSTIN						

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

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W38 W23 S10 E1 S20 E13 E47 N30 $
PTO=[YR=2012;ORIG=-38,0] N28 W23 S20 E16 S8 E7 $
PTO=[YR=2012;ORIG=-80,10] W2 S20 E22 N20 W20 $
FOP=[YR=2012;ORIG=-47,30] S8 E20 N8 W20 $
FEP=[YR=2012;ORIG=-61,0] E16 N8 W16 S8 $
.

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	008900	C	MUNICIPAL	0	0006	R-1	0.00	0.00	33.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	363,990							

REVIEW DATE 01/01/2023 BY CD Total Acres: 33.09 Total Land Value: 363,990 Market: 0 Agricultural: 0 Common: 363,990 PRINTED 07/09/2026 BY SYS