

PT OF LOTS 45 & 46
IN OR 1448/973
DUNN SURVEY

SWANSON KELLY
37705 EASTWOOD ROAD
HILLIARD, FL 32046

2026

10-3N-24-2320-0045-0010

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,703	100	1993	2,703	270,338
FGR	552	55	1993	304	30,405
FOP	435	30	1993	130	13,002
FUS	432	100	1993	432	43,206
TOTALS	4,122			3,569	356,950

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0910	SCRN RM L	0	100	15	14	210.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	5.00

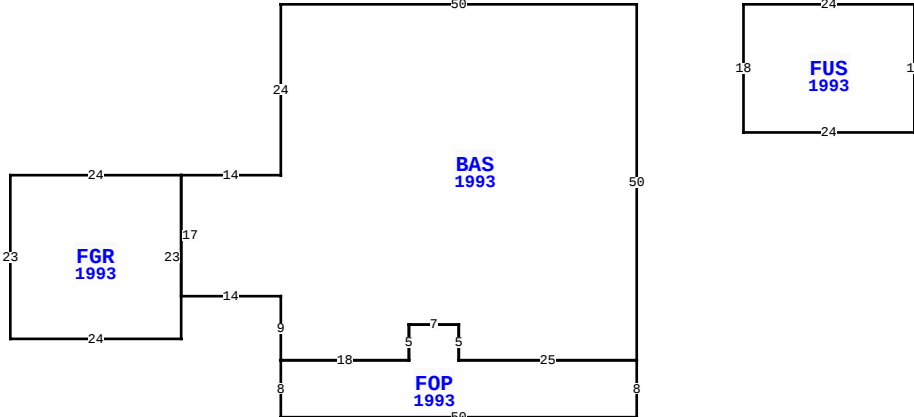
REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,569	88.6140	123.17	439,594	1987	1992	0	0	0	18.80	81.20

1 SNGL FAM 100% - 2008

Heated Area: 3135

HX Base Yr 2008



The floor plan diagram illustrates the layout of a single-family home with three distinct areas labeled in blue text: BAS 1993 (Basement), FGR 1993 (Front Garage), and FOP 1993 (Front Porch). The overall footprint is defined by a black line with dimensions in feet. The main structure is a large rectangle measuring 50 feet wide by 24 feet high. To the left of this main structure is a smaller rectangular area measuring 23 feet wide by 24 feet high. Below the main structure is a small rectangular area measuring 5 feet wide by 5 feet high. The dimensions for each area are as follows: BAS 1993 (50 feet wide by 24 feet high), FGR 1993 (23 feet wide by 24 feet high), and FOP 1993 (5 feet wide by 5 feet high). The total heated area is 3135 square feet. The HX Base Yr is 2008.

BLD DATE		LGL DATE	
XF DATE		AG DATE	
37705 EASTWOOD RD, HILLIARD		05/12/2026	MLU

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1987	1987	3	58	1,160	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	100	2008	2008	04	85	42,500	
6	0910	SCRN RM L	0	100	15	14	210.00	SF	15.00	100	2005	2005	3	21	662	

TOTAL OB/XF									
44,322									

Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					527,067				
TOTAL MARKET OB/XF VALUE					44,322				
TOTAL LAND VALUE - MARKET					105,000				
TOTAL MARKET VALUE					676,389				
SOH/AGL Deduction					266,551				
ASSESSED VALUE					409,838				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					358,427				
TOTAL JUST VALUE					676,389				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					634,964				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007645	REPAIR/RRF	10,000	07/27/2018
C21544	CO ISSUED	52,640	10/30/2008
M13963	MECH OTHER	0	07/01/2008
P13319	OTHER	0	07/01/2008
B21544	REMODEL	52,640	06/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1448/0973	9/29/2006	WD	Q	I		375,000			
GRANTOR: MCKENZIE MICHAEL & RE									
GRANTEE: SWANSON KELLY									
1401/1677	4/05/2006	WD	Q	I	06	100			
GRANTOR: JETTON JAMES KENNETH									
GRANTEE: MCKENZIE MICHAEL &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W50 S24 W14 FGR=[YR=1993] W24 S23 E24 N23S S17 E14 S9 FOP=[YR=1993] S8 E50 N8 W25 N5 W7 S5 W18S E18 N5 E7 S5 E25 N50S PTR=E15 FUS=[YR=1993] E24 S18 W24 N18S W15S.									

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