

LOT 48
IN OR 2464/1388
EX R/W IN OR 177/246

BRANTLEY JOSHUA D & KARSEN
37557 EASTWOOD RD
HILLIARD, FL 32046

2026

10-3N-24-2320-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	30	VINYL 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
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	1,489	100	1993	1,489	204,299
FGR	462	55	1993	254	34,850
FOP	190	30	1993	57	7,821
FOP	364	30	1993	109	14,955
FUS	1,016	100	1993	1,016	139,401
TOTALS	3,521			2,925	401,326

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
3	0860	POOL/SPA	0	0	0	0	1.00	UT	40,000.00
4	0911	SCRN RM A	0	0	28	47	1,316.00	SF	18.00
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	10.00

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
0500	01	2,925	92.0448	152.79	446,911	1989	2009	0	0	10.20	89.80
1 SFR CUST 0% - 0 Heated Area: 2505 HX Base Yr											

37557 EASTWOOD RD, HILLIARD											
BLD DATE				LGL DATE				05/12/2026			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

TOTAL OB/XF											
45,978											

Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		426,616	
TOTAL MARKET OB/XF VALUE		45,978	
TOTAL LAND VALUE - MARKET		190,000	
TOTAL MARKET VALUE		662,594	
SOH/AGL Deduction		0	
ASSESSED VALUE		662,594	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		662,594	
TOTAL JUST VALUE		662,594	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		638,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007380	NEW ROOF	14,890	06/07/2021
2856	H/AC	4,300	12/27/1988
5150	NEW CONSTR	2,971	06/14/1988
3076	NEW CONSTR	6,250	06/02/1988
4838	NEW CONSTR	72,110	04/21/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2464/1388	5/25/2021	WD Q	I	01	
GRANTOR: PRICE WENDELL T & YVO					
GRANTEE: BRANTLEY JOSHUA D &					
2008/1231	3/05/2015	WD U	V	11	100
GRANTOR: REYNOLDS ERNEST DAVID					
GRANTEE: PRICIE WENDELL T & Y					

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1993] W22 BAS=[YR=1993] W6 FOP=[YR=1993] N8 W47 S8 E38 U2 R2 E4 D2 R2 E1\$ W1 U2 L2 W4 D2 L2 W38 S25 E8 S3E8 N3 E5 S8 D2 R2 E4 FOP=[YR=1993] E26 N14 W5 S10 W12 N6 W7 S8 D2 L2 \$ U2 R2 N8 E7 S6 E12 N10 E5 N21 \$ S21 E22N21 \$ PTR= E15FUS=[YR=1993] E21 N4 E11 S37 W12 N8 W7 S8 D2 L2 W4 U2 L2 N8 W5 N25\$ W15 \$.									

OTHER ADJUSTMENTS AND NOTES									

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