PT OF LOT 6
IN OR 2862/1936
EX R/W IN OR 177/454

SEELEY ERIC
37228 EASTWOOD RD
HILLIARD, FL 32046

2026

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

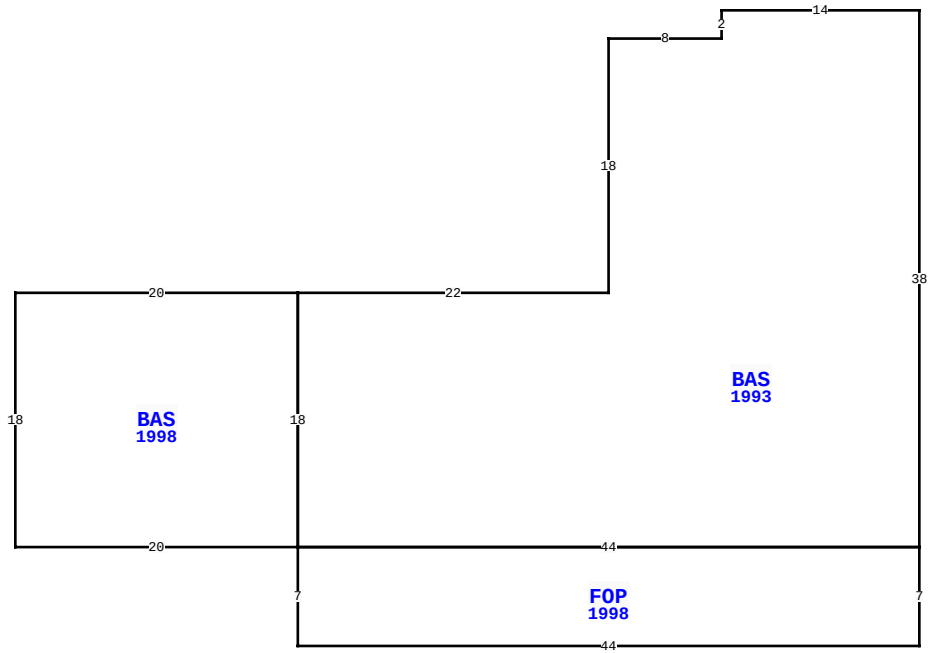
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1993	1,216	96,718
BAS	360	100	1998	360	28,634
FOP	308	30	1998	92	7,318
TOTALS	1,884			1,668	132,668

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	106.05	176,891	1954	1954	0	0	0	25.00	75.00

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



37228 EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,668
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		172,668
SOH/AGL Deduction		82,898
ASSESSED VALUE		89,770
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,359
TOTAL JUST VALUE		172,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,199

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
2862/1936	4/22/2026	WD	U	I	11	100
GRANTOR: LOWE CAREY & STEPHANI						
GRANTEE: SEELEY ERIC						
2857/1106	3/26/2025	WD	U	I	11	100
GRANTOR: LOWE CAREY & STEPHANI						
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

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	000100	C	RES	100	0006	R-1	- 0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/26/2026 BY WWA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS