

ROBERSON DENNY R & MAUREEN H
37505 BULFORD ROAD
HILLIARD, FL 32046

10-3N-24-2320-0026-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		PAGE 1 of 2		4			
Exterior Wall		20		FACE BRICK 90		0900		01		2,369		97.1964		115.42		273,430		2005		2005		0		0		0		12.28		87.72		VALUATION BY		STANDARD	
Exterior Wall		05		AVERAGE 10		1		SNGL FAM - 100% - 2019								Heated Area: 1956														Tax Group: 4		Tax Dist:			
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE		257,493			
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE		62,829			
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET		30,000			
Interior Floo		12		HARDWOOD 50																										TOTAL MARKET VALUE		350,322			
Interior Floo		14		CARPET 50																										SOH/AGL Deduction		96,805			
Air Condition		03		CENTRAL 100																										ASSESSED VALUE		253,517			
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE		HX HB VX 55,000			
Bedrooms				3 100																										BASE TAXABLE VALUE		198,517			
Bathrooms				2 100																										TOTAL JUST VALUE		350,322			
Frame		02		WOOD FRAME 100																										NCON VALUE		0			
Stories		1.		1. 100																										INCOME VALUE					
Units		00		0 100																										PREVIOUS YEAR MKT VALUE		312,946			
Occupancy		00		NONE 100																															
Quality		01		Quality Level 01																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC				9001.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,956		100		1,956		198,038																											
FGR		462		55		254		25,717																											
FOP		264		30		79		7,998																											
FOP		240		30		72		7,290																											
PTO		156		5		8		810																											
TOTALS		3,078				2,369		239,853																											
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					
1		0940		SHEDS/PORT		0 100		16 12		192.00 SF		30.00				30.00		100		2005		2005		3		27		1,555							
2		0811		CONCRETE B		0 100		0 0		826.00 SF		5.20				5.20		100		2005		2005		3		87		3,737							
4		1242		WD DECK A		0 100		0 0		1,000.00 SF		7.50				7.50		100		2017		2017		3		82		6,150							
5		0866		POOL FIBER		0 100		0 0		420.00 SF		72.00				72.00		100		2017		2017		3		82		24,797							
6		0855		CONC PAVER		0 100		0 0		1,280.00 SF		10.00				10.00		100		2017		2017		3		97		12,416							
7		0753		UEP		0 100		16 10		160.00 SF		22.00				22.00		100		2017		2017		3		87		3,062							
8		0681		POLE SHED		0 100		24 20		480.00 SF		15.00				15.00		100		2017		2017		3		87		6,264							
9		0476		VF 6 SBPL		0 100		0 0		64.00 LF		32.00				32.00		100		2017		2017		3		94		1,925							
10		0462		ST/AL FNC		0 100		84 4		336.00 SF		10.00				10.00		100		2017		2017		3		87		2,923							

PT OF LOT 26 (S-4)
IN OR 1910/1818
DUNN SURVEY

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2023

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	900	100
TOTALS	900	900

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
6500	01	900	57.1320	20.00	18,000	2020	2020	0	0	0	98.00

2 GARAGE RES - 100% - 2019

Heated Area: 900

HX Base Yr 2019

30

30

BAS
2020

30

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023

MLU