PT OF LOT 27
IN OR 2146/1252
DUNN SURVEY

ROSS JOHN C/DUNMAN IDELLA R ET AL
37347 BULFORD RD
HILLIARD, FL 32046

2023

10-3N-24-2320-0027-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

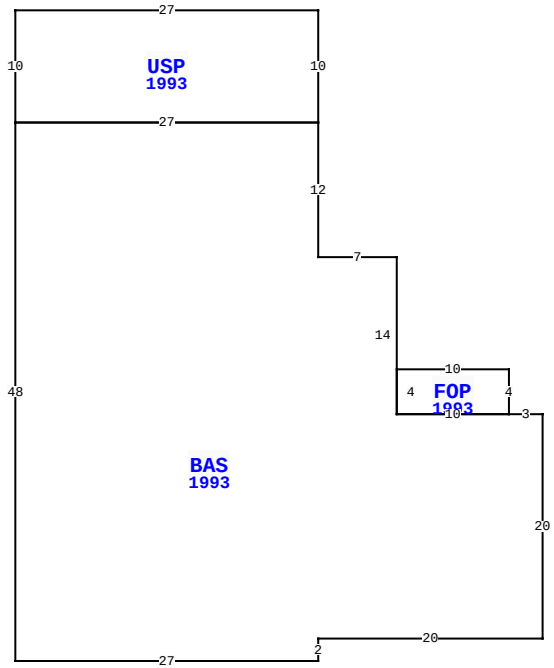
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	02	MIN PLYWD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	1,794	57,552
FOP	40	30	12	385
USP	270	30	81	2,599
TOTALS	2,104		1,887	60,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,887	71.0892	64.16	121,070	1925	1925	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1794 HX Base Yr 2018



37347 BULFORD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,535
TOTAL MARKET OB/XF VALUE		8,262
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		143,797
SOH/AGL Deduction		64,548
ASSESSED VALUE		79,249
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,249
TOTAL JUST VALUE		143,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/1252	3/10/2017	SW	U	I	11	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: DUNMAN IDELLA R & J						
2106/0677	3/10/2017	SW	U	I	12	38,600
GRANTOR: BANK OF AMERICA N A						
GRANTEE: DUNMAN IDELLA R ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N12 USP=[YR=1993] N10 W27 S10 E27$ W27 S48 E27 N2 E20 N20 W3 FOP=[YR=1993] N4 W10 S4 E10$ W10 N14$.

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
1	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1985	1985	3	20	5,376	
2	0681	POLE SHED	0	100	32	12	384.00	SF	15.00	15.00	100	1980	1980	3	20	1,152	
4	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	1988	1988	3	57	1,734	

LAND DESCRIPTION

TOTAL OB/XF 8,262

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 02/15/2018 BY TW Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS