

LOT N1/2 OF 38
EX R/W IN OR 173/24
IN OR 581/264

NELSON BOBBIE BULFORD
371301 EASTWOOD ROAD
HILLIARD, FL 32046

2023

10-3N-24-2320-0038-0010



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 1 4																							
Exterior Wall	05	AVERAGE 100	0100	01	1,430	75.0880	67.77	96,911	1910	1910	0	0	35.25	64.75	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0												Heated Area: 1122												HX Base Yr											
Roof Cover	03	COMP SHNGL 100													BAS 1993												UUS 1993											
Interior Wall	01	MINIMUM 100																																				
Interior Floop	09	PINE WOOD 100																																				
Air Condition	01	NONE 100																																				
Heating Type	02	CONVECTION 100																																				
Bedrooms	4	100																																				
Bathrooms	1	100																																				
Frame	02	WOOD FRAME 100																																				
Stories	2.	2. 100																																				
Units	0	100																																				
BUD8 Adjustme	04	DIST 01 100																																				
Occupancy	00	NONE 100																																				
Quality			02	Quality Level 02																																		
DOR CODE			0100 SINGLE FAMILY																																			
MAP NUM															09																							
NEIGHBORHOOD/LOC			9001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,122	100	1,122	49,235																																		
UOP	160	20	32	1,404																																		
UUS	552	50	276	12,111																																		
TOTALS			1,834	1,430	62,750																																	
EXTRA FEATURES			371301 EASTWOOD RD, HILLIARD																																			
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	0681	POLE SHED	0	100	14	20		280.00	SF 15.00	15.00	100	1993	1993	3	20	840																						
3	0936	SEPTC TANK	0	0	0	0		1.00	UT 6,000.00	6,000.00	100	1998	1998	3	100	6,000																						
6	0940	SHEDS/PORT	0	100	8	12		96.00	SF 30.00	30.00	100	1998	1998	3	20	576																						
7	0350	CARPORT WD	0	100	27	22		594.00	SF 13.00	13.00	100	2007	2007	3	35	2,703																						
8	0752	USP	0	100	9	9		81.00	SF 15.00	15.00	100	2007	2007	3	52	632																						
9	0940	SHEDS/PORT	0	100	14	8		112.00	SF 13.20	13.20	100	2001	2001	3	20	296																						
10	1242	WD DECK A	0	100	30	14		420.00	SF 10.00	10.00	100	2008	2008	3	40	1,680																						
LAND DESCRIPTION			TOTAL OB/XF 12,727																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000																					
REVIEW DATE 02/15/2018 BY TWX Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS																																						