PT OF LOT 40
IN OR 744 PG 918
DUNN SURVEY

ROBERTSON WESLEY
37320 BULFORD RD
HILLIARD, FL 32046

2023

10-3N-24-2320-0040-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

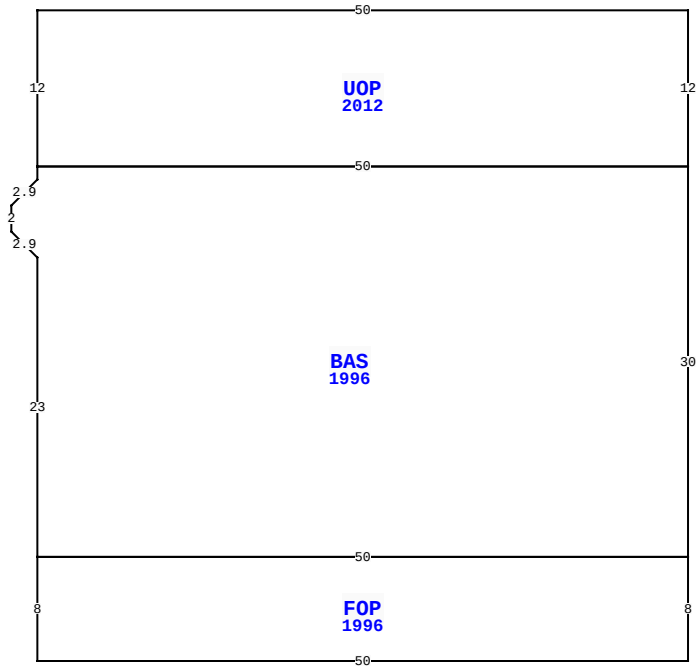
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,508	100	1,508	127,060
FOP	400	30	120	10,111
UOP	600	20	120	10,111
TOTALS	2,508		1,748	147,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	107.0000	96.57	168,804	1996	1996	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1508 HX Base Yr 1997



37320 BULFORD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		147,281
TOTAL MARKET OB/XF VALUE		6,232
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		206,013
SOH/AGL Deduction		97,349
ASSESSED VALUE		108,664
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,664
TOTAL JUST VALUE		206,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952275	NEW CONSTR	55,900	12/01/1995
B9502420	NEW CONSTR	55,900	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0744/0918	11/17/1995	WD	U	V	06	16,500
GRANTOR: ROBERTSON CYNTHIA K						
GRANTEE: ROBERTSON WESLEY						
0654/0571	4/09/1992	WD	Q	V		17,000
GRANTOR: MATHEWS RAY & KATHY						
GRANTEE: ROBERTSON CYNTHIA K						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W50 S12 BAS=[YR=1996] S1 D2 L2 S2 D2 R2
S23 FOP=[YR=1996] S8 E50 N8 W50$ E50 N30W50$ E50 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	1997	1997	3	26	1,872	
3	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1997	1997	3	26	1,560	

LAND DESCRIPTION

TOTAL OB/XF 6,232

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	2.50	AC		1.00	1.00	0.70	30,000.00	21,000.00	52,500							

REVIEW DATE 02/15/2018 BY TWX Total Acres: 2.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS