

PT LOT 42 & PT OF LOT 41
IN OR 2003/1128
EX S-4 & S-5 OF LOT 42

FEDICK TIMOTHY RAY & TERESA
37240 BULFORD RD
HILLIARD, FL 32046

2023

10-3N-24-2320-0042-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	38,426
BAS	180	100	180	4,803
UCP	336	20	67	1,788
UOP	400	25	100	2,669
USP	224	50	112	2,989
UST	160	55	88	2,348

TOTALS	2,740		1,987	53,023
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0811	CONCRETE B	0	0	0	0	582.00	SF	5.20	5.20	
3	0510	GARAGE WD-	0	0	25	20	500.00	SF	43.75	43.75	
4	1242	WD DECK A	0	0	0	0	300.00	SF	7.50	7.50	
5	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	4.72	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,987	136.8400	88.95	176,744	1982	1982	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 1620												
HX Base Yr												
37240 BULFORD RD, HILLIARD												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/16/2023 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		274,886	
TOTAL MARKET OB/XF VALUE		23,511	
TOTAL LAND VALUE - MARKET		118,000	
TOTAL MARKET VALUE		416,397	
SOH/AGL Deduction		88,883	
ASSESSED VALUE		327,514	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		327,514	
TOTAL JUST VALUE		416,397	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,319	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001175	GARAGE	22,493	02/15/2017
MH165788	CO ISSUED	0	12/08/2016
MH165788	MH MOVE-ON	0	10/31/2016
8118	MH MOVE-ON	15,000	04/03/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2003/1128	9/09/2015	WD	Q	I	02	102,500	
GRANTOR: GILLIAM JOSH F SR							
GRANTEE: FEDICK TIMOTHY RAY							
2003/1125	8/13/2015	WD	U	I	11	100	
GRANTOR: GILLIAM JEFFREY & RAC							
GRANTEE: GILLIAM JOSH F SR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2007] W40 BAS=[YR=2007] W18 S10 BAS=[YR=1993] W2 S24 E22 USP=[YR=2007] S14 E16 N14 W16\$ E38 N2 UCP=[YR=2007] E16 N21 UST=[YR=2007] N10 W16 S10 E16\$ W16 S21\$ N22 W58\$ E18 N10 \$ S10 E40 N10\$.											

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