LOTS 24 & 25
DUNN SURVEY

BULFORD JOHN J & VIRGINIA
371249 EASTWOOD RD
HILLIARD, FL 32046

2024

10-3N-24-2320-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

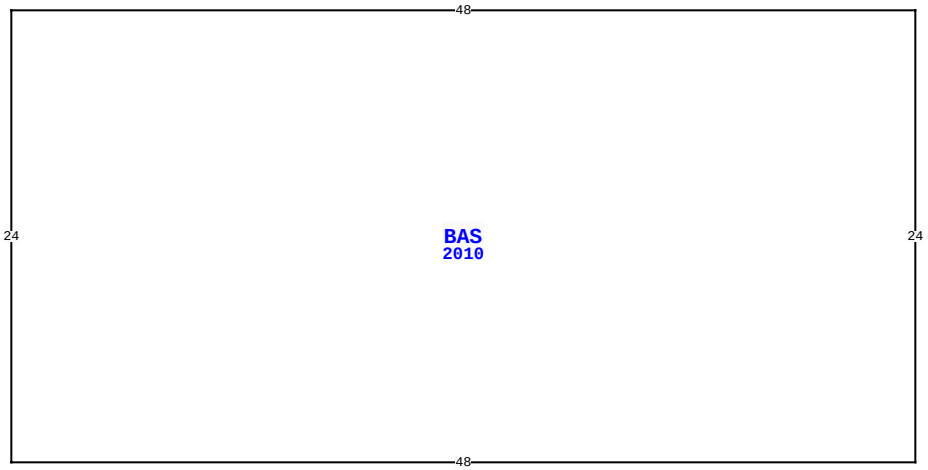
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	22,862
TOTALS	1,152		1,152	22,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	94.5000	66.15	76,205	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



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	84,930
TOTAL MARKET OB/XF VALUE	12,558
TOTAL LAND VALUE - MARKET	312,000
TOTAL MARKET VALUE	165,132
SOH/AGL Deduction	58,040
ASSESSED VALUE	107,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,092
TOTAL JUST VALUE	409,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27843	ADDITION	0	10/01/2013
MH00	MH MOVE-ON	0	04/01/2000
MH992756	MH MOVE-ON	0	01/07/1999
MH982464	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W48 S24 E48 N24 $.

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	0752	USP	0	0	20	10	200.00	SF	15.00	15.00	100	2001	2001	3	29	870	
2	0681	POLE SHED	0	0	32	8	256.00	SF	15.00	15.00	100	2001	2001	3	29	1,114	
3	0810	CONCRETE A	0	0	8	30	240.00	SF	6.50	6.50	100	1980	1980	3	32.5	507	
4	0810	CONCRETE A	0	0	30	40	1,200.00	SF	6.50	6.50	100	1980	1980	3	32.5	2,535	
5	0753	UEP	0	0	26	14	364.00	SF	22.00	22.00	100	2012	2012	3	68	5,445	
6	0752	USP	0	0	14	14	196.00	SF	15.00	15.00	100	2013	2013	3	71	2,087	

LAND DESCRIPTION

TOTAL OB/XF 12,558

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	10.45	AC		1.00	1.00	1.00	415.00	415.00	4,337							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.13	AC		1.00	1.00	1.00	555.00	555.00	2,847							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.42	AC		1.00	1.00	1.00	190.00	190.00	460							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 20.00 Total Land Value: 67,644 Market: 252,000 Agricultural: 7,644 Common: 60,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

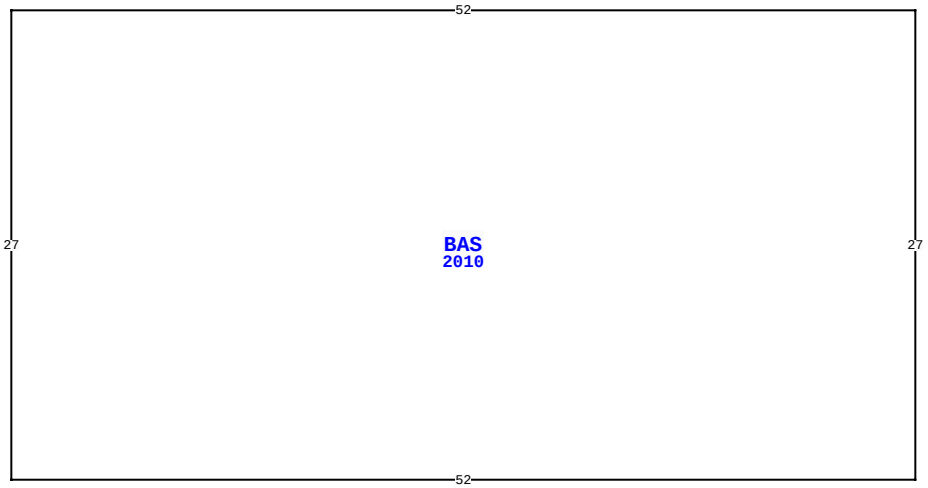
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	62,068
TOTALS	1,404		1,404	62,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	147.3600	110.52	155,170	1997	1997	0	0	0	60.00	40.00

2 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W52 S27 E52 N27 $.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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