E1/2 & W1/2 OF LOT 30
IN OR 366/254 & OR 692/516
ESMT IN OR 366 PG 252

**BULFORD GINA**
37141 BULFORD RD
HILLIARD, FL 32046

**2024**

**10-3N-24-2320-0030-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

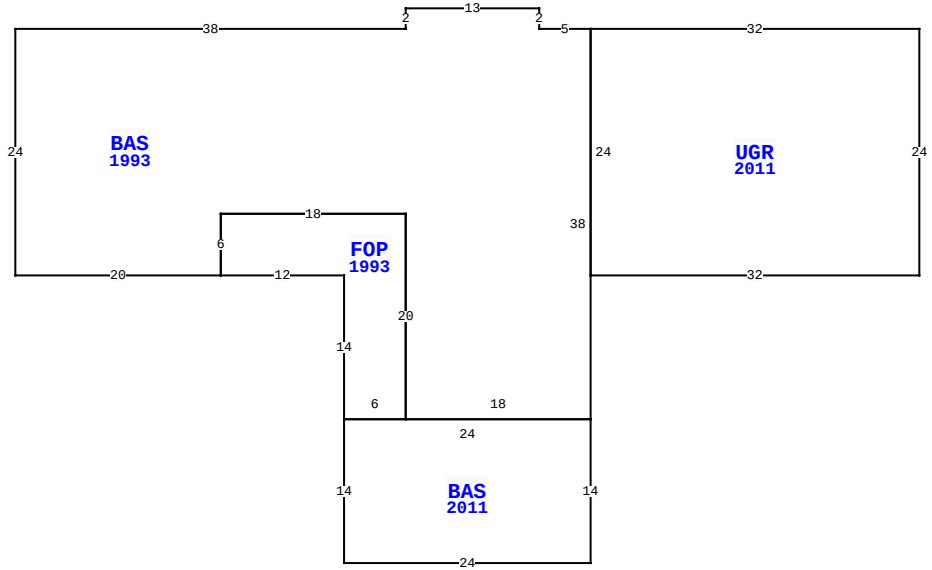
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 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 | 1,514 | 100 | 1,514 | 119,771 |
| BAS | 336 | 100 | 336 | 26,581 |
| FOP | 192 | 30 | 58 | 4,589 |
| UGR | 768 | 45 | 346 | 27,372 |
| TOTALS | 2,810 | | 2,254 | 178,312 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,254 | 100.9400 | 95.89 | 216,136 | 1982 | 1982 | 0 | 0 | 0 | 17.50 | 82.50 |

1 SINGLE FAM – 100% - 0 Heated Area: 1850 HX Base Yr




37141 BULFORD RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 178,312 |
| TOTAL MARKET OB/XF VALUE | | 22,134 |
| TOTAL LAND VALUE - MARKET | | 212,000 |
| TOTAL MARKET VALUE | | 263,766 |
| SOH/AGL Deduction | | 134,663 |
| ASSESSED VALUE | | 129,103 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 74,103 |
| TOTAL JUST VALUE | | 412,446 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 404,583 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5351 | CO ISSUED | 0 | 07/07/2011 |
| M16262 | H/AC | 0 | 06/01/2011 |
| M16262 | H/AC | 0 | 06/01/2011 |
| MH5351 | NEW CONSTR | 0 | 06/01/2011 |
| P14834 | NEW CONSTR | 0 | 06/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0366/0254 | 8/01/1982 | FS | U | I | | 100 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=2011] W32 BAS=[YR=1993] W5 N2 W13 S2 W38 S24 E20
FOP=[YR=1993] E12 S14 BAS=[YR=2011] S14 E24 N14 W24$ E6 N20
W18S6$ N6 E18 S20 E18 N38$ S24 E32 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 | 0811 | CONCRETE B | 0 | 100 | 28 | 18 | 504.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 79 | 2,070 | |
| 2 | 0937 | WELL | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2011 | 2011 | 3 | 100 | 6,000 | |
| 3 | 0936 | SEPTC TANK | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2011 | 2011 | 3 | 100 | 6,000 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 20 | 18 | 360.00 | SF | 35.00 | 35.00 | 100 | 2011 | 2011 | 3 | 64 | 8,064 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,134

| 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 | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005000 | C | RURAL HOME | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 3,320 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 152,000 | | | | | | | |

REVIEW DATE 02/14/2024 BY KBA Total Acres: 10.00 Total Land Value: 63,320 Market: 152,000 Agricultural: 3,320 Common: 60,000 PRINTED 08/06/2024 BY SYS