

PT OF LOT 31
IN OR 2627/608
DUNN SURVEY

BULFORD JOHN JR & RHONDA
831 MARVIN RD
ORMOND BEACH, FL 32176

2024

10-3N-24-2320-0031-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,514	100	1,514	132,144
FCP	420	25	105	9,165
FOP	18	30	5	437
USP	310	30	93	8,117
UST	104	45	47	4,102
TOTALS	2,366		1,764	153,964

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	0	36	18	648.00	SF	85.00	85.00	
2	0845	KOOL DECK	0	0	3	141	423.00	SF	7.25	7.25	
3	0511	GARAGE CB-	0	0	22	26	572.00	SF	40.00	40.00	
4	0812	CONCRETE C	0	0	0	0	1,658.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000110	C	SFR RURAL	0	0005	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,764	125.0000	118.75	209,475	1971	1990	0	0	26.50	73.50
1 SINGLE FAM - 0% - 2024 Heated Area: 1514 HX Base Yr											
37109 BULFORD RD, HILLIARD											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	153,964		
TOTAL MARKET OB/XF VALUE	21,980		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	205,944		
SOH/AGL Deduction	0		
ASSESSED VALUE	205,944		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	205,944		
TOTAL JUST VALUE	205,944		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	200,705		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3042	H/AC	2,900	06/12/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/608	3/27/2023	WD	Q	I	01	225,000
GRANTOR: PARDEN JAMES O'NEAL &						
GRANTEE: BULFORD JOHN JR & R						
0697/0828	2/01/1994	WD	Q	I		65,000
GRANTOR: ROACH STEPHEN & TINA						
GRANTEE: PARDEN JAMES & ELIS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W28 USP=[YR=1993] N10 W31 S10 UST=[YR=1993] W4 S13 FCP=[YR=1993] S21 E20 N21 W20\$ E8 N13 W4\$ E31\$ W27 S13 E12 S19 E23 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E14 N32\$.											