LOT N1/2 OF 38
EX R/W IN OR 173/24
IN OR 581/264

NELSON BOBBIE BULFORD
371301 EASTWOOD ROAD
HILLIARD, FL 32046

**2024**

**10-3N-24-2320-0038-0010**

## 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 | 01 | MINIMUM 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

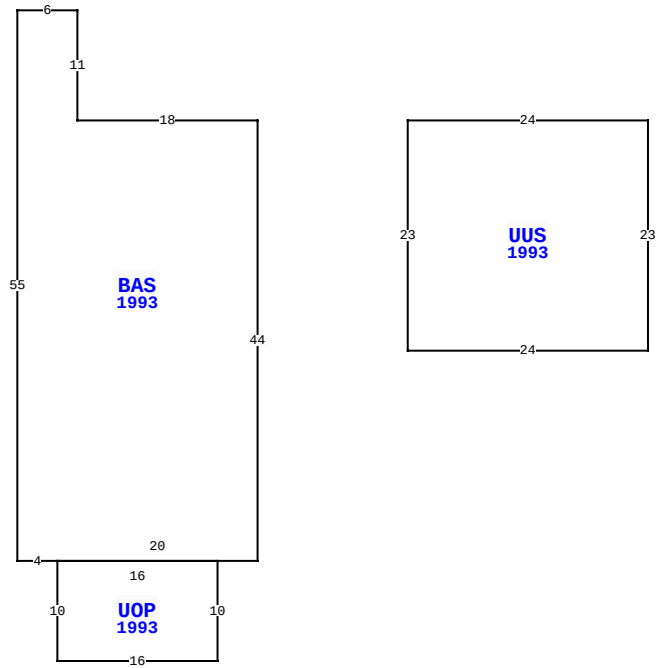
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,122 | 100 | 1,122 | 51,621 |
| UOP | 160 | 20 | 32 | 1,473 |
| UUS | 552 | 50 | 276 | 12,698 |
| TOTALS | 1,834 | | 1,430 | 65,791 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,430 | 75.0880 | 71.33 | 102,002 | 1910 | 1910 | 0 | 0 | 0 | 35.50 | 64.50 |

1 SINGLE FAM – 100% - 0 Heated Area: 1122 HX Base Yr




371301 EASTWOOD RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 65,791 |
| TOTAL MARKET OB/XF VALUE | | 12,159 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 172,950 |
| SOH/AGL Deduction | | 106,257 |
| ASSESSED VALUE | | 66,693 |
| TOTAL EXEMPTION VALUE | HX HB | 35,704 |
| BASE TAXABLE VALUE | | 30,989 |
| TOTAL JUST VALUE | | 172,950 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,477 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C4797 | CO ISSUED | 0 | 09/01/2007 |
| MH4797 | MH MOVE-ON | 0 | 09/01/2007 |
| P11291 | OTHER | 0 | 07/01/2006 |
| MH98 | MH MOVE-ON | 0 | 06/01/1998 |
| 6407 | CHNGE SRVC | 0 | 01/05/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0581/0264 | 10/09/1989 | WD | U | I | 01 | 100 |
| GRANTOR: BULFORD JOHN JOSEPH | | | | | | |
| GRANTEE: NELSON BOBBIE B | | | | | | |
| 0341/0728 | 7/01/1981 | FS | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 N11 W6 S55 E4 UOP=[YR=1993] S10E16 N10 W16$
E20 N44$ PTR= E15UUS=[YR=1993] E24 S23 W24 N23$ W15$.

## 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 | 0681 | POLE SHED | 0 | 100 | 14 | 20 | 280.00 | SF | 15.00 | 15.00 | 100 | 1993 | 1993 | 3 | 20 | 840 | |
| 2 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1998 | 1998 | 3 | 100 | 6,000 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 12 | 96.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 576 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 27 | 22 | 594.00 | SF | 13.00 | 13.00 | 100 | 2007 | 2007 | 3 | 31 | 2,394 | |
| 5 | 0752 | USP | 0 | 100 | 9 | 9 | 81.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 48 | 583 | |
| 6 | 0940 | SHEDS/PORT | 0 | 100 | 14 | 8 | 112.00 | SF | 13.20 | 13.20 | 100 | 2001 | 2001 | 3 | 20 | 296 | |
| 7 | 1242 | WD DECK A | 0 | 100 | 30 | 14 | 420.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 35 | 1,470 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,159

| 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 | 0006 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 95,000 | | | | | | | |

REVIEW DATE 02/15/2024 BY KBA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS