

LOT 39 S-1 & S-2
IN OR 1460/1445
ESMTS OR 1412/1366 & 1367

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

2024

10-3N-24-2320-0039-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
																							VALUATION BY					STANDARD					
																							Tax Group: 4					Tax Dist:					
																							BUILDING MARKET VALUE					0					
																							TOTAL MARKET OB/XF VALUE					38,897					
																							TOTAL LAND VALUE - MARKET					201,000					
																							TOTAL MARKET VALUE					72,347					
																							SOH/AGL Deduction					27,372					
																							ASSESSED VALUE					44,975					
																							TOTAL EXEMPTION VALUE					0					
																							BASE TAXABLE VALUE					44,975					
																							TOTAL JUST VALUE					239,897					
																							NCON VALUE					0					
																							INCOME VALUE										
																							PREVIOUS YEAR MKT VALUE					241,773					
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																								
TOTALS																																	
EXTRA FEATURES										371213 EASTWOOD RD, HILLIARD										BLD DATE				LGL DATE		06/15/2023		MLU					
																				XF DATE				LAND DATE									
																				INC DATE				AG DATE									
L N	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	0937	WELL		0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000																
2	0936	SEPTC TANK		0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000																
3	0811	CONCRETE B		0	0	0	0	720.00	SF	5.20	5.20	100	2011	2011	3	92	3,444																
4	0510	GARAGE WD-		0	0	35	24	840.00	SF	35.00	35.00	100	2011	2011	3	64	18,816																
5	0351	CARPORT MT		0	0	80	24	1,920.00	SF	6.90	6.90	100	2008	2008	3	35	4,637																
LAND DESCRIPTION										TOTAL OB/XF										38,897													
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								
1	005000	C	RURAL HOME		0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000															
2	005601	A	TIMB2-3 SI		0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	350.00	350.00	2,450															
3	005010	A	SVCE ACRGE		0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000															
4	009910	M	MKT.VAL.AG		0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000															