PT OF LOT 40
IN OR 2363/1120
DUNN SURVEY

BALLANCE JACKIE R & JOHN G JR
37362 BULFORD RD
HILLIARD, FL 32046-0554

**2024**

**10-3N-24-2320-0040-0040**

## 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 | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

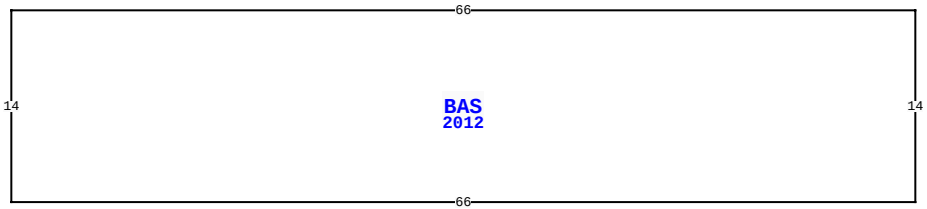
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 23,634 |
| TOTALS | 924 | | 924 | 23,634 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 924 | 121.8000 | 85.26 | 78,780 | 1990 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr




37362 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 | 23,634 |
| TOTAL MARKET OB/XF VALUE | 4,740 |
| TOTAL LAND VALUE - MARKET | 33,600 |
| TOTAL MARKET VALUE | 61,974 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 61,974 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 61,974 |
| TOTAL JUST VALUE | 61,974 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 63,944 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20006124 | NEW CONSTR | 213,994 | 07/15/2020 |
| 20004966 | DEMOLITION | 1,200 | 06/09/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2363/1120 | 1/29/2020 | QC | U | I | 11 | 100 |
| GRANTOR: ROBERTSON CYNTHIA T | | | | | | |
| GRANTEE: BALLANCE JACKIE R & | | | | | | |
| 2335/0493 | 1/29/2020 | QC | U | I | 11 | 100 |
| GRANTOR: ROBERTSON CYNTHIA I | | | | | | |
| GRANTEE: BALLANCE JACKIE R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W66 S14 E66 N14$.

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 1991 | 1991 | 3 | 20 | 384 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 24 | 20 | 480.00 | SF | 35.00 | 35.00 | 100 | 1992 | 1992 | 3 | 20 | 3,360 | |
| 3 | 0681 | POLE SHED | 0 | 0 | 20 | 15 | 300.00 | SF | 15.00 | 15.00 | 100 | 1993 | 1993 | 3 | 20 | 900 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 8 | 6 | 48.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 96 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,740

| 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 | 000102 | C | SFR/MH | 0 | 0007 | OR | 0.00 | 0.00 | 1.12 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 33,600 | | | | | | | |

REVIEW DATE 12/23/2020 BY TW Total Acres: 1.12 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 08/06/2024 BY SYS