PT OF W1/2 OF LOT 26
IN OR 1778/1678
R787916 & R787917 & R787918

BOSLEY TAMMY A
37421 BULFORD ROAD
HILLIARD, FL 32046

2025

10-3N-24-2320-0026-0010

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	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 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
Quality	03	Quality Level 03

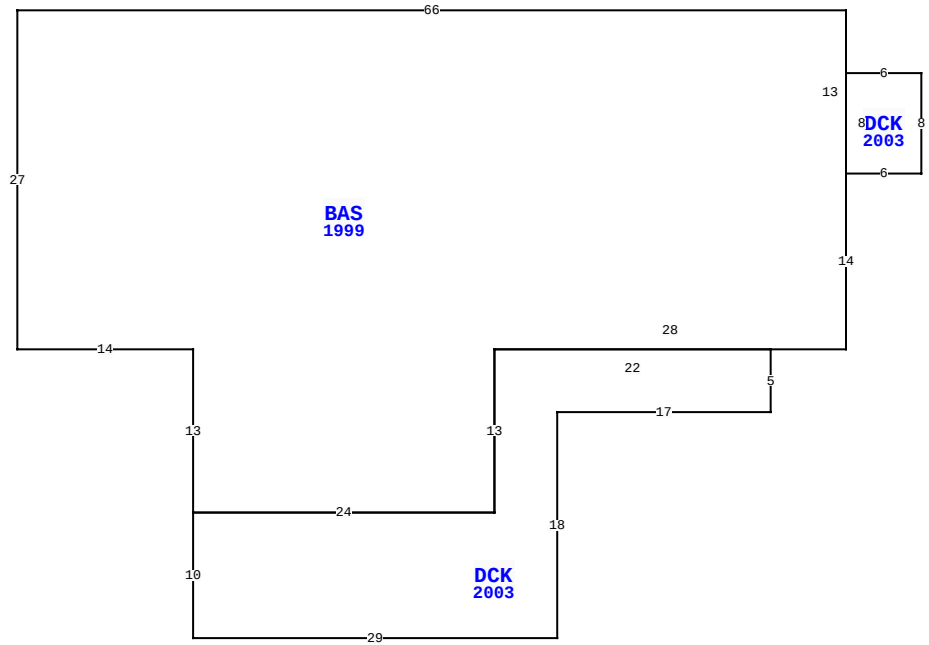
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	1999	2,094	87,614
DCK	48	15	2003	7	293
DCK	440	15	2003	66	2,762
TOTALS	2,582			2,167	90,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,167	117.2000	99.62	215,877	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2023 Heated Area: 2094 HX Base Yr 2023



37421 BULFORD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		90,668
TOTAL MARKET OB/XF VALUE		20,714
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		205,882
SOH/AGL Deduction		16,306
ASSESSED VALUE		189,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,854
TOTAL JUST VALUE		205,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310735	XFOB	840	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2526/1788	1/04/2022	QC	U	I	11	100
GRANTOR: BRACKETT BARBARA E						
GRANTEE: BOSLEY TAMMY A						
1778/1678	2/13/2012	WD	U	I	11	65,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: BRACKETT BARBARA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S27 E14 S13 DCK=[YR=2003] S10 E29 N18 E17 N5 W22 S13 W24$ E24 N13 E28 N14 DCK=[YR=2003] E6 N8 W6 S8$ N13$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0510	GARAGE WD-	0	100	0	0	1,457.00	SF	35.00	35.00	100	2001	2001	3	28	14,279	
3	1242	WD DECK A	0	100	15	20	300.00	SF	10.00	10.00	100	2006	2006	3	24	720	
4	0530	STBL WD	0	100	12	20	240.00	SF	30.00	30.00	100	2006	2006	3	40	2,880	

LAND DESCRIPTION

TOTAL OB/XF 20,714

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	000100	C	RES	100	0007	OR	0.00	0.00	3.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	94,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.15 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 07/30/2025 BY SYS