LOT 28
IN OR 2061/1586
DUNN SURVEY

BULFORD ANNIE L & BULFORD MARK R
37287 BULFORD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0028-0000

BUILDING CHARACTERISTICS

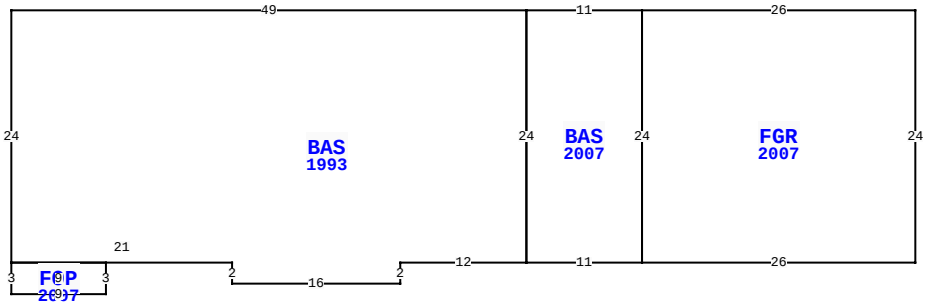
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,208	100	1993	1,208	111,150
BAS	264	100	2007	264	24,291
FGR	624	55	2007	343	31,560
FOP	27	30	2007	8	736
TOTALS	2,123			1,823	167,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	114.3000	114.30	208,369	1963	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1472 HX Base Yr



37287 BULFORD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

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	0810	CONCRETE A	0	100	21	19	399.00	SF	6.50	6.50	100	1975	1975	3	25	648	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,737
TOTAL MARKET OB/XF VALUE		648
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		216,895
SOH/AGL Deduction		133,006
ASSESSED VALUE		83,889
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		28,167
TOTAL JUST VALUE		388,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1586	7/29/2016	QC	U	I	11	100

GRANTOR: BULFORD ANNIE L

GRANTEE: BULFORD ANNIE L & M

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W26 BAS=[YR=2007] W11 BAS=[YR=1993] W49 S24 FOP=[YR=2007] S3 E9 N3 W9 $ E21 S2 E16 N2 E12 N24 $ S24 E11 N24 $ S24 E26 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 648

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	390.00	390.00	3,510							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 10.00 Total Land Value: 48,510 Market: 175,500 Agricultural: 3,510 Common: 45,000 PRINTED 07/30/2025 BY SYS