PT OF LOT 31
IN OR 2784/1308
DUNN SURVEY

BULFORD ETHAN & CASSIDY
37109 BULFORD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0031-0010

BUILDING CHARACTERISTICS

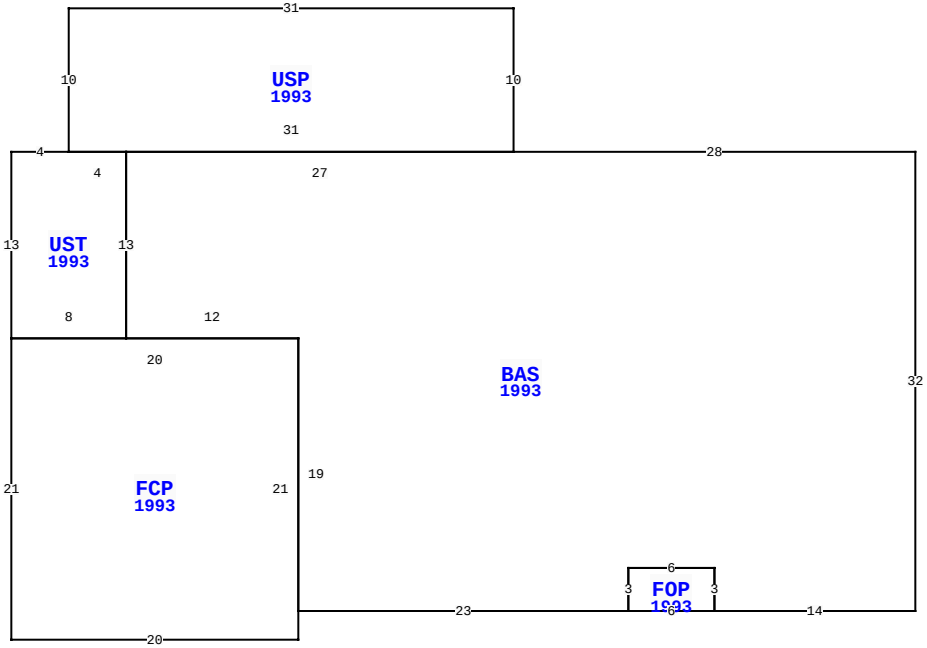
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0100	SINGLE FAMILY
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	1,514	100	1993	1,514	138,153
FCP	420	25	1993	105	9,581
FOP	18	30	1993	5	456
USP	310	30	1993	93	8,486
UST	104	45	1993	47	4,289
TOTALS	2,366			1,764	160,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	125.0000	125.00	220,500	1971	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1514 HX Base Yr



37109 BULFORD RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	160,965
TOTAL MARKET OB/XF VALUE	21,461
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	227,426
SOH/AGL Deduction	888
ASSESSED VALUE	226,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,538
TOTAL JUST VALUE	227,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3042	H/AC	2,900	06/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/1308	4/30/2025	WD	Q	I	01	245,000
GRANTOR: BULFORD JOHN JR & RHO						
GRANTEE: BULFORD ETHAN & CAS						
2627/608	3/27/2023	WD	Q	I	01	225,000
GRANTOR: PARDEN JAMES O'NEAL &						
GRANTEE: BULFORD JOHN JR & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 USP=[YR=1993] N10 W31 S10 UST=[YR=1993] W4 S13 FCP=[YR=1993] S21 E20 N21 W20$ E8 N13 W4$ E31$ W27 S13 E12 S19 E23 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E14 N32$.

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	0861	POOL GUNIT	0	0	36	18	648.00	SF	85.00	85.00	100	1985	1985	3	20	11,016	
2	0845	KOOL DECK	0	0	3	141	423.00	SF	7.25	7.25	100	1985	1985	3	44	1,349	
3	0511	GARAGE CB-	0	0	22	26	572.00	SF	40.00	40.00	100	1977	1977	3	27	6,178	
4	0812	CONCRETE C	0	0	0	0	1,658.00	SF	4.00	4.00	100	1985	1985	3	44	2,918	

LAND DESCRIPTION

TOTAL OB/XF 21,461

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS