E1/2 OF LOT 40
IN OR 1163/719
EX S-3 & S-4

HOOVER JACQUELINE R
37360 BULFORD ROAD
HILLIARD, FL 32046

2025

10-3N-24-2320-0040-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	06	Quality Level 06

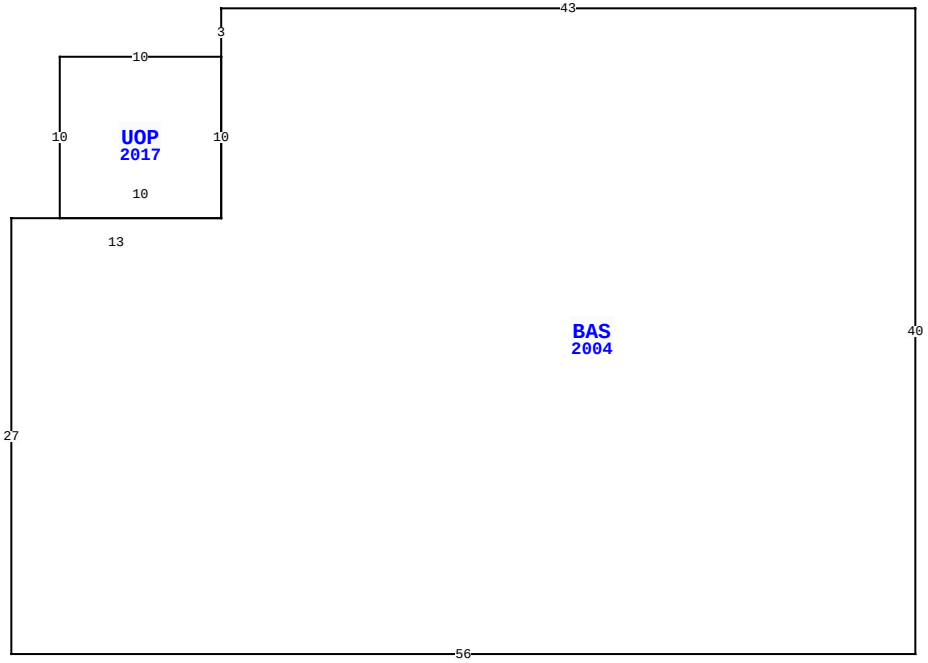
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2004	2,071	169,168
UOP	100	25	2017	25	2,042
TOTALS	2,171			2,096	171,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,096	160.1600	136.14	285,349	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2005 Heated Area: 2071 HX Base Yr 2005



37360 BULFORD RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		171,209
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		233,309
SOH/AGL Deduction		155,432
ASSESSED VALUE		77,877
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,155
TOTAL JUST VALUE		233,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8356	MH MOVE-ON	8,000	11/06/1990
8345	MH MOVE-ON	15,000	10/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1163/0719	8/19/2003	QC	Q	V	01	100
GRANTOR: HOOVER JACQUELINE R						
GRANTEE: HOOVER JACQUELINE R						
0605/0740	8/27/1990	WD	Q	V		23,000
GRANTOR: HODGES HELEN B						
GRANTEE: HOOVER JACQUELINE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W43 S3 UOP=[YR=2017] W10 S10 E10 N10$ S10 W13 S27 E56 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 06/17/2021 BY TWA Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS