PT OF LOT 40
IN OR 2363/1120
DUNN SURVEY

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

2025

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

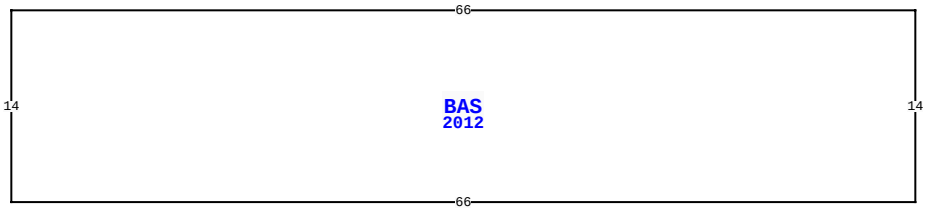
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2012	924	27,011
TOTALS	924			924	27,010

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	97.44	90,035	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	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	27,010
TOTAL MARKET OB/XF VALUE	4,740
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	82,150
SOH/AGL Deduction	13,979
ASSESSED VALUE	68,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,171
TOTAL JUST VALUE	82,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,974

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	000100	C	RES	0	0007	OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,400							

REVIEW DATE 12/23/2020 BY TW Total Acres: 1.12 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 07/30/2025 BY SYS