PT LOT 42 & PT OF LOT 41
IN OR 2003/1128
EX S-4 & S-5 OF LOT 42

FEDICK TIMOTHY RAY & TERESA
37240 BULFORD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0042-0030

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	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
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
Quality	04	Quality Level 04

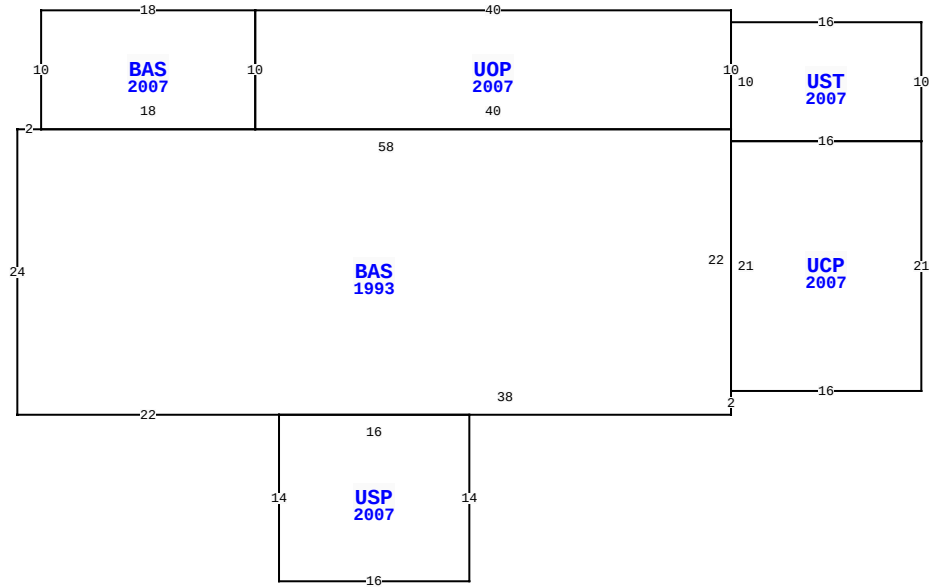
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	47,291
BAS	180	100	2007	180	5,912
UCP	336	20	2007	67	2,200
UOP	400	25	2007	100	3,284
USP	224	50	2007	112	3,678
UST	160	55	2007	88	2,890
TOTALS	2,740			1,987	65,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,987	136.8400	109.47	217,517	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1620 HX Base Yr



37240 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	303,309
TOTAL MARKET OB/XF VALUE	21,856
TOTAL LAND VALUE - MARKET	141,600
TOTAL MARKET VALUE	466,765
SOH/AGL Deduction	70,474
ASSESSED VALUE	396,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,291
TOTAL JUST VALUE	466,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001175	GARAGE	22,493	02/15/2017
MH165788	CO ISSUED	0	12/08/2016
MH165788	MH MOVE-ON	0	10/31/2016
8118	MH MOVE-ON	15,000	04/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1128	9/09/2015	WD	Q	I	02	102,500
GRANTOR: GILLIAM JOSH F SR						
GRANTEE: FEDICK TIMOTHY RAY						
2003/1125	8/13/2015	WD	U	I	11	100
GRANTOR: GILLIAM JEFFREY & RAC						
GRANTEE: GILLIAM JOSH F SR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W40 BAS=[YR=2007] W18 S10 BAS=[YR=1993] W2 S24 E22 USP=[YR=2007] S14 E16 N14 W16$ E38 N2 UCP=[YR=2007] E16 N21 UST=[YR=2007] N10 W16 S10 E16$ W16 S21$ N22 W58$ E18 N10 $ S10 E40 N10$.

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	0811	CONCRETE B	0	0	0	0	582.00	SF	5.20	5.20	100	1990	1990	3	57	1,725	
2	0510	GARAGE WD-	0	0	25	20	500.00	SF	43.75	43.75	100	2017	2017	3	81	17,719	
3	1242	WD DECK A	0	0	0	0	300.00	SF	7.50	7.50	100	2019	2019	3	82	1,845	
4	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	2019	2019	3	97	567	

LAND DESCRIPTION

TOTAL OB/XF 21,856

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	4.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	141,600							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 4.72 Total Land Value: 141,600 Market: 0 Agricultural: 0 Common: 141,600 PRINTED 07/30/2025 BY SYS

PT LOT 42 & PT OF LOT 41
IN OR 2003/1128
EX S-4 & S-5 OF LOT 42

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37240 BULFORD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0042-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

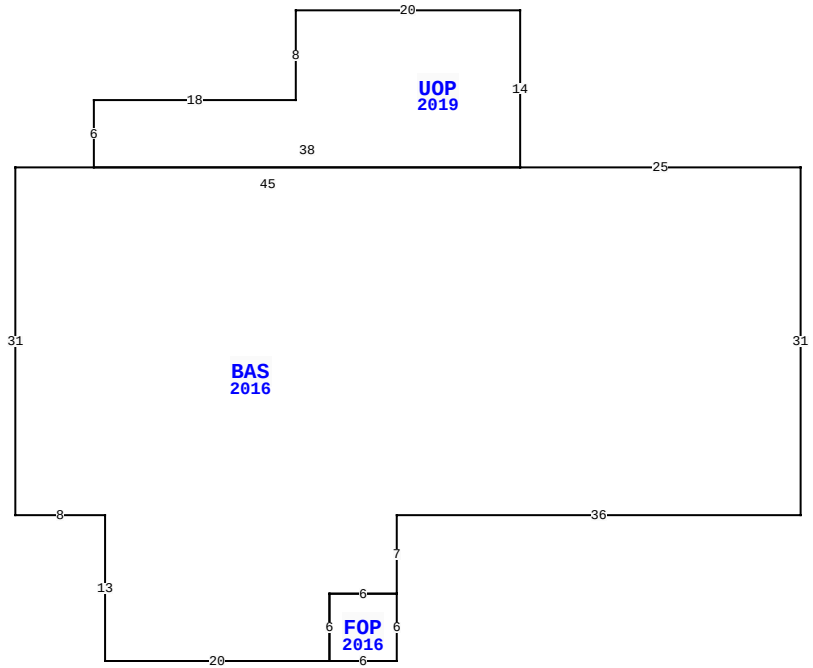
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100	2016	2,472	196,336
FOP	36	30	2016	11	874
UOP	388	25	2019	97	7,704
TOTALS	2,896			2,580	204,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,580	116.8000	99.28	256,142	2016	2016	0	0	0	20.00	80.00

2 M/H 94+ – 0% - 0 Heated Area: 2472 HX Base Yr



37240 BULFORD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
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BUILDING MARKET VALUE	303,309
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SOH/AGL Deduction	70,474
ASSESSED VALUE	396,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,291
TOTAL JUST VALUE	466,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2003/1128	9/09/2015	WD	Q	I	02	102,500
GRANTOR: GILLIAM JOSH F SR						
GRANTEE: FEDICK TIMOTHY RAY						
2003/1125	8/13/2015	WD	U	I	11	100
GRANTOR: GILLIAM JEFFREY & RAC						
GRANTEE: GILLIAM JOSH F SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 UOP=[YR=2019] N14 W20 S8 W18 S6 E38$ W45 S31 E8 S13 E20 FOP=[YR=2016] E6 N6 W6 S6$ N6 E6 N7 E36 N31$.

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

REVIEW DATE 05/04/2020 BY TWA Total Acres: 4.72 Total Land Value: 141,600 Market: 0 Agricultural: 0 Common: 141,600 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

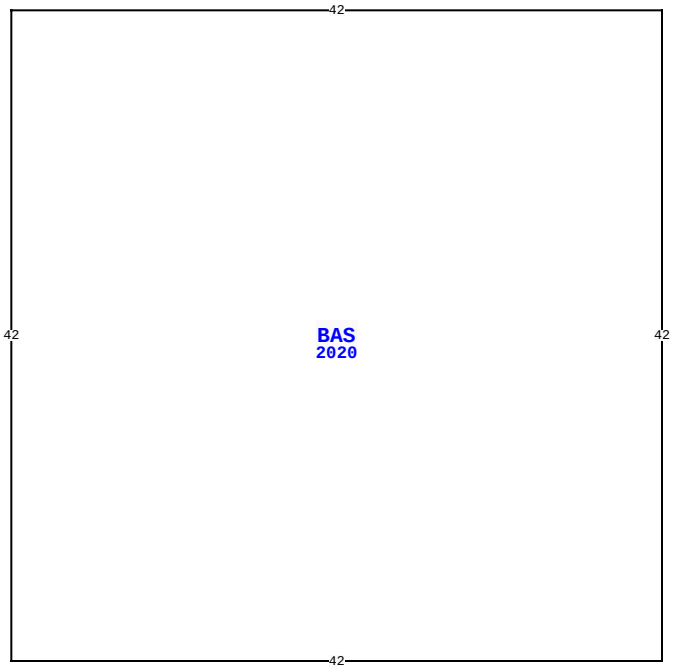
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	2020	1,764	33,140
TOTALS	1,764			1,764	33,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,764	52.9000	19.57	34,521	2020	2020	0	0	0	4.00	96.00

3 GARAGE RES – 0% - 0 Heated Area: 1764 HX Base Yr



37240 BULFORD RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

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BASE TAXABLE VALUE	396,291
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2003/1125	8/13/2015	WD	U	I	11	100
GRANTOR: GILLIAM JEFFREY & RAC						
GRANTEE: GILLIAM JOSH F SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W42 S42 E42 N42$.

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

REVIEW DATE 05/04/2020 BY TWA Total Acres: 4.72 Total Land Value: 141,600 Market: 0 Agricultural: 0 Common: 141,600 PRINTED 07/30/2025 BY SYS