PT OF LOT 42
IN OR 793 PG 1746
R672945 & R672946

MIXON HARRY T & JESSICA F
37204 BULFORD RD
HILLIARD, FL 32046

2025

10-3N-24-2320-0042-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

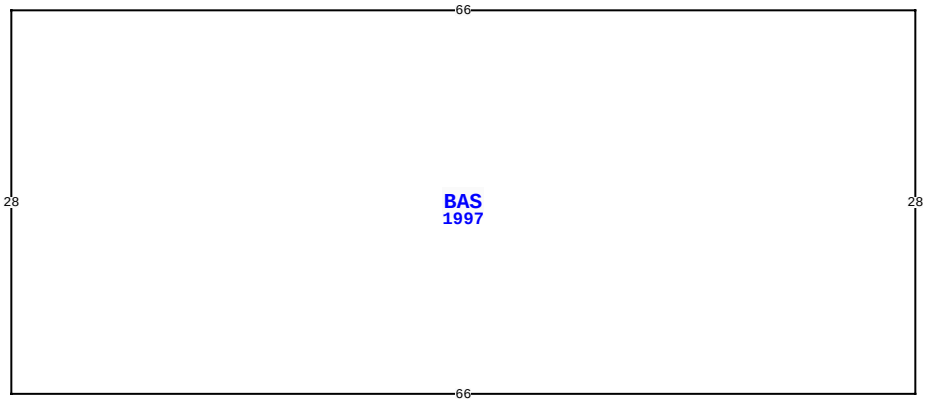
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,848	100	1997	1,848	64,434
TOTALS	1,848			1,848	64,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	117.2000	99.62	184,098	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1998 Heated Area: 1848 HX Base Yr 1998



37204 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		64,434
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,650
TOTAL MARKET VALUE		135,084
SOH/AGL Deduction		71,283
ASSESSED VALUE		63,801
TOTAL EXEMPTION VALUE	HX HB VX VP	55,801
BASE TAXABLE VALUE		8,000
TOTAL JUST VALUE		135,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971916	MH MOVE-ON	0	09/01/1997
8056	MH MOVE-ON	10,400	02/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0793/1746	5/19/1997	WD	Q	I		16,500
GRANTOR: MIZELL KATHRYN J						
GRANTEE: MIXON HARRY & JESSI						
0790/0512	4/14/1997	QC	Q	I	05	100
GRANTOR: LEE VICTORIA ANN						
GRANTEE: MIZELL KATHRYN J						

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W66 S28 E66 N28$.

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		OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,650							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.57 Total Land Value: 70,650 Market: 0 Agricultural: 0 Common: 70,650 PRINTED 07/30/2025 BY SYS