PT OF LOT 43
IN OR 1039/1099
R278256 & R278257

TOOKE TINA SELLERS &/VANGORDER JUANITA A EST
C/O RACHEL SELLERS, 953 GALT ST
NORFOLK, VA 23504

2025

10-3N-24-2320-0043-0030

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

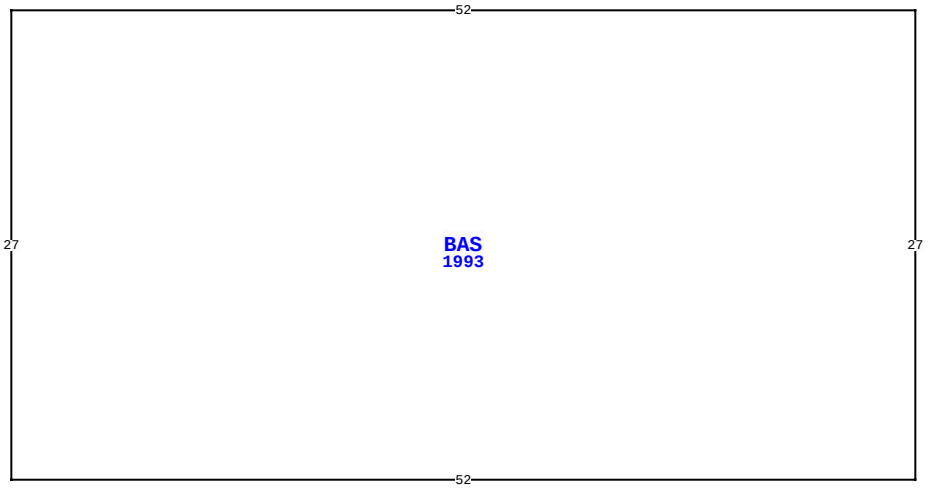
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	39,626
TOTALS	1,404			1,404	39,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	117.6000	94.08	132,088	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1404 HX Base Yr



37172 BULFORD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,626
TOTAL MARKET OB/XF VALUE	4,191
TOTAL LAND VALUE - MARKET	96,950
TOTAL MARKET VALUE	140,767
SOH/AGL Deduction	26,402
ASSESSED VALUE	114,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,365
TOTAL JUST VALUE	140,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1955	1/15/2008	FJ	Q	I	06	0
GRANTOR: CLERK OF COURT						
GRANTEE: SELLERS TINA LOUISE						
1039/1099	2/25/2002	QC	Q	I	01	100
GRANTOR: SELLERS TINA & CHARLE						
GRANTEE: SELLERS TINA & CHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E52 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	21.30	21.30	100	1992	1992	3	20	818	
3	0810	CONCRETE A	0	0	0	0	288.00	SF	6.50	6.50	100	1995	1995	3	68	1,273	

LAND DESCRIPTION

TOTAL OB/XF 4,191

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	2.77	AC		1.00	1.00	1.00	35,000.00	35,000.00	96,950							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.77 Total Land Value: 96,950 Market: 0 Agricultural: 0 Common: 96,950 PRINTED 07/30/2025 BY SYS