

PT OF LOT 31
IN OR 2784/1308
DUNN SURVEY

BULFORD ETHAN & CASSIDY
37109 BULFORD RD
HILLIARD, FL 32046

2026

10-3N-24-2320-0031-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,514	100	1993	1,514	144,067
FCP	420	25	1993	105	9,991
FOP	18	30	1993	5	476
USP	310	30	1993	93	8,849
UST	104	45	1993	47	4,473
TOTALS	2,366			1,764	167,856

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0860	POOL/SPA
3	0511	GARAGE CB-

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,764	125.0000	131.25	231,525	1971	1990	0	0	0	27.50	72.50	
1 SINGLE FAM 100% - 2026 Heated Area: 1514 HX Base Yr													
The diagram shows a large rectangular lot with several internal divisions. The areas are labeled as follows: USP 1993 (top center), UST 1993 (middle left), BAS 1993 (center right), FCP 1993 (bottom left), and FOP 1993 (bottom right). Dimensions are provided for each section and the overall lot boundaries.													
37109 BULFORD RD, HILLIARD													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU													

L	OB/XF	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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1985	1985	04	85	42,500	
3	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00	40.00	100	1977	1977	3	26	5,949	

TOTAL OB/XF 48,449																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			167,856
TOTAL MARKET OB/XF VALUE			48,449
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			256,305
SOH/AGL Deduction			0
ASSESSED VALUE			256,305
TOTAL EXEMPTION VALUE			13
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			256,305
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3042	H/AC	2,900	06/12/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/1308	4/30/2025	WD	U	I	30	245,000
GRANTOR: BULFORD JOHN JR & RHO						
GRANTEE: BULFORD ETHAN & CAS						
2627/608	3/27/2023	WD	Q	I	01	225,000
GRANTOR: PARDEN JAMES O'NEAL &						
GRANTEE: BULFORD JOHN JR & R						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W28 USP=[YR=1993] N10 W31 S10 UST=[YR=1993] W4 S13 FCP=[YR=1993] S21 E20 N21 W20\$ E8 N13 W4\$ E31\$ W27 S13 E12 S19 E23 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E14 N32\$.																