

LOT N1/2 OF 38
EX R/W IN OR 173/24
IN OR 581/264

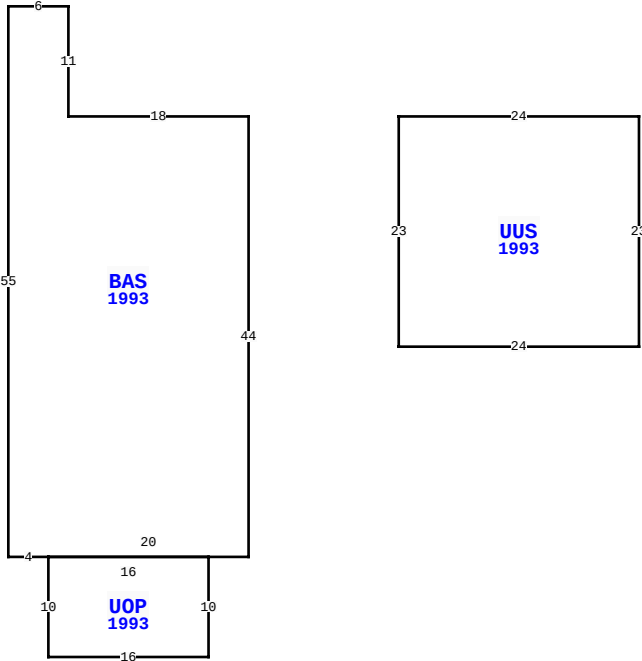
NELSON BOBBIE BULFORD
371301 EASTWOOD ROAD
HILLIARD, FL 32046

2026

10-3N-24-2320-0038-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 100	0100	01	1,430	75.0880	78.84	112,741	1910	1910	0	0	0	36.00	64.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0														Heated Area: 1122												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 1990												
Interior Wall	01	MINIMUM 100																											
Interior Floo	09	PINE WOOD 100																											
Air Condition	01	NONE 100																											
Heating Type	02	CONVECTION 100																											
Bedrooms	4	100																											
Bathrooms	1	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
DOR CODE			0100 SINGLE FAMILY																										
MAP NUM																09													
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,122	100	1993	1,122	56,613																								
UOP	160	20	1993	32	1,615																								
UUS	552	50	1993	276	13,926																								
TOTALS			1,834		1,430	72,154																							
EXTRA FEATURES						371301 EASTWOOD RD, HILLIARD																							
L N	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	0681	POLE SHED	0	100	14	20	280.00	SF	15.00	15.00	100	1993	1993	3	20	840													
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000													
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1998	1998	3	20	576													
4	0350	CARPORT WD	0	100	27	22	594.00	SF	13.00	13.00	100	2007	2007	3	24	1,853													
5	0752	USP	0	100	9	9	81.00	SF	15.00	15.00	100	2007	2007	3	40	486													
6	0940	SHEDS/PORT	0	100	14	8	112.00	SF	13.20	13.20	100	2001	2001	3	20	296													
7	1242	WD DECK A	0	100	30	14	420.00	SF	10.00	10.00	100	2008	2008	3	27	1,134													
TOTAL OB/XF 11,185																													
LAND DESCRIPTION																													
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000												
REVIEW DATE 02/15/2024 BY KBA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS																													



VALUATION SUMMARY															
PERMIT NUM						DESCRIPTION						AMT		ISSUED	
C4797						CO ISSUED						0		09/01/2007	
MH4797						MH MOVE-ON						0		09/01/2007	
P11291						OTHER						0		07/01/2006	
MH98						MH MOVE-ON						0		06/01/1998	
6407						CHNGE SRVC						0		01/05/1990	
SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q / V		I / I		RSN CD		SALE PRICE			
0581/0264		10/09/1989		WD		Q		I		01		100			
GRANTOR: BULFORD JOHN JOSEPH															
GRANTEE: NELSON BOBBIE B															
0341/0728		7/01/1981		FS		U		I				100			
GRANTOR:															
GRANTEE:															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1993] W18 N11 W6 S55 E4 UOP=[YR=1993] S10E16 N10 W16\$ E20 N44\$ PTR= E15UUS=[YR=1993] E24 S23 W24 N23\$ W15\$.															