SE1/4 OF SE1/4
IN OR 1397/705
EX 2-17

EUBANKS ROBERT E REVOCABLE TRUST/EUBANKS ROBERT E
PO BOX 6
BRYCEVILLE, FL 32009-0006

2023

03-1S-24-0000-0002-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

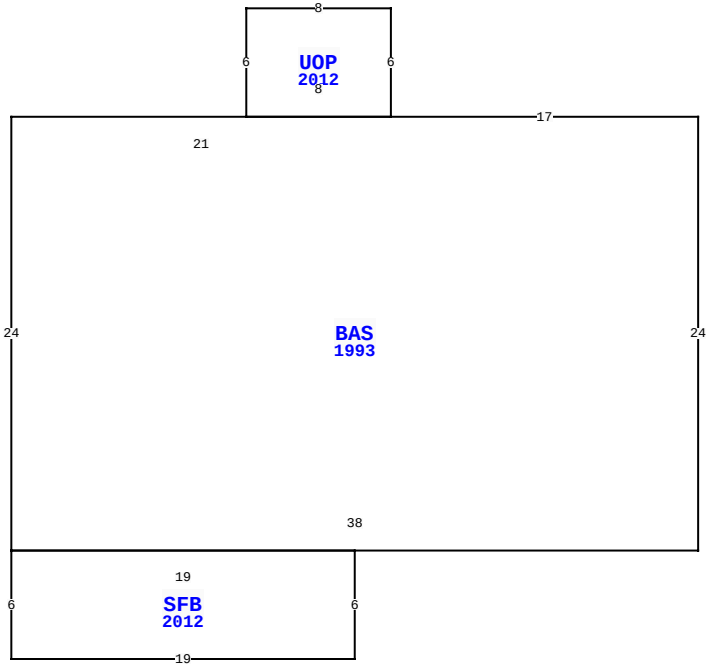
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	48,542
SFB	114	80	91	4,844
UOP	48	20	10	532
TOTALS	1,074		1,013	53,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,013	92.8800	83.82	84,910	1985	1985	0	0	0	36.50	63.50

1 SINGLE FAM – 0% - 0 Heated Area: 1003 HX Base Yr



11350 WATERLOO LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	53,918
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	82,718
SOH/AGL Deduction	10,621
ASSESSED VALUE	72,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,097
TOTAL JUST VALUE	82,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/0705	3/20/2006	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: EUBANKS ROBET E REV						
1212/1973	3/04/2004	WD	U	I	07	100
GRANTOR: EUBANKS ROBERT E TRUS						
GRANTEE: HILBRANT GINGER & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=2012] N6 W8 S6 E8$ W21 S24
SFB=[YR=2012] S6 E19 N6 W19$ E38 N24$.

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
1	000100	C	SFR	0	0007	OR	0.00	0.00	0.96	AC		1.00	1.00	1.00	30,000.00	30,000.00	28,800							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.96 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 08/02/2023 BY SYS