PT OF SW1/4
IN OR 2464/1261
EX 7-7

HALL JOSHUA ELLIOT & MEAGAN ELIZABETH
2163 KINARD RD
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

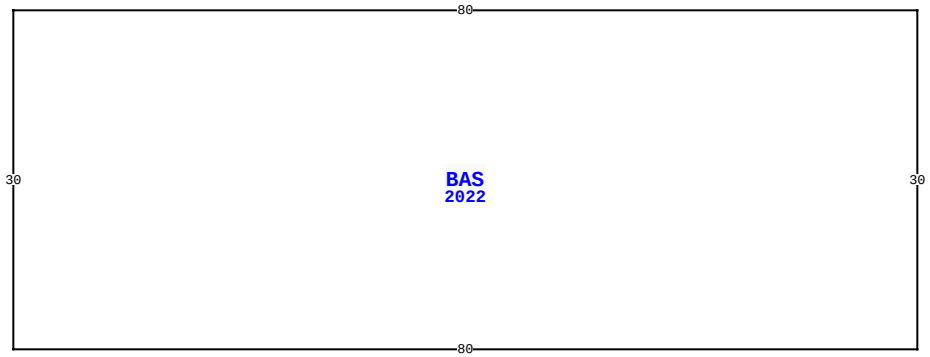
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	227,208
TOTALS	2,400		2,400	227,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,400	126.2240	94.67	227,208	2022	2022	0	0	0	0.00	100.00

1 SFR MODULR – 100% - 2023 Heated Area: 2400 HX Base Yr



2163 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		227,208
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		147,820
TOTAL MARKET VALUE		375,028
SOH/AGL Deduction		0
ASSESSED VALUE		375,028
TOTAL EXEMPTION VALUE	13	375,028
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		375,028
NCON VALUE		227,208
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002331	NEW CONSTR	0	02/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2464/1261	5/18/2021	WD	Q	V	01	115,000
GRANTOR: BOYD ROLINDA L &						
GRANTEE: HALL JOSHUA ELLIOT						
1410/0881	5/08/2006	WD	Q	V		104,000
GRANTOR: SCHMICK VICKIE						
GRANTEE: BOYD ROLINDA L & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W80 S30 E80 N30$.

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	7.78	AC		1.00	1.00	1.00	19,000.00	19,000.00	147,820							

REVIEW DATE 05/17/2022 BY TW Total Acres: 7.78 Total Land Value: 147,820 Market: 0 Agricultural: 0 Common: 147,820 PRINTED 08/02/2023 BY SYS