IN OR 241/295
DW/MH 1979 GREL
ESMT OR 1109/27

MCCUE MIKE E & DONNA K
3135 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0009-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	13	P-STRESS C 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	01	Quality Level 01

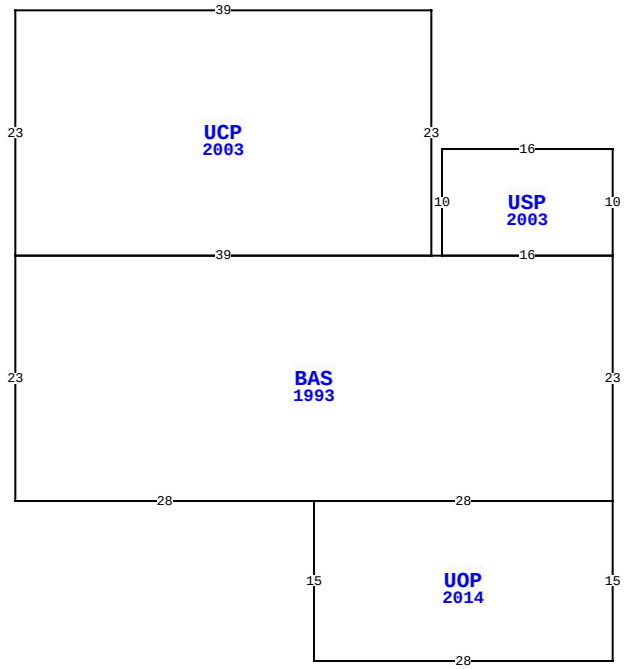
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	10,773
UCP	897	20	179	1,497
UOP	420	25	105	878
USP	160	50	80	669
TOTALS	2,765		1,652	13,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,652	42.9000	27.88	46,058	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1288 HX Base Yr



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

3135 EASTWOOD DR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		13,817
TOTAL MARKET OB/XF VALUE		2,634
TOTAL LAND VALUE - MARKET		62,790
TOTAL MARKET VALUE		79,241
SOH/AGL Deduction		35,059
ASSESSED VALUE		44,182
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,182
TOTAL JUST VALUE		79,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310698	CHNGE SRVC	0	01/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0241/0295	6/01/1977	WD	U	V		4,200
GRANTOR:						
GRANTEE:						
0124/0471	1/01/1972	AA	Q	V		4,680
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2003] W16 S10 BAS=[YR=1993] W1 UCP=[YR=2003] N23 W39 S23 E39$ W39 S23 E28 UOP=[YR=2014] S15 E28 N15 W28$ E28 N23 W16$ E16 N10$.

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
8	0810	CONCRETE A	0	100	0	0	596.00	SF	6.50	6.50	100	1993	1993	3	68	2,634	

LAND DESCRIPTION

TOTAL OB/XF 2,634

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.99	AC		1.00	1.00	0.70	30,000.00	21,000.00	62,790							

REVIEW DATE 02/10/2023 BY WW Total Acres: 2.99 Total Land Value: 62,790 Market: 0 Agricultural: 0 Common: 62,790 PRINTED 08/02/2023 BY SYS