IN OR 721/875 (MINISTER)
EX ESMT OR 572/972
EX 9-30

COLLINS LARRY G & RUTH A
3134 EASTWOOD DR
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0009-0130

BUILDING CHARACTERISTICS

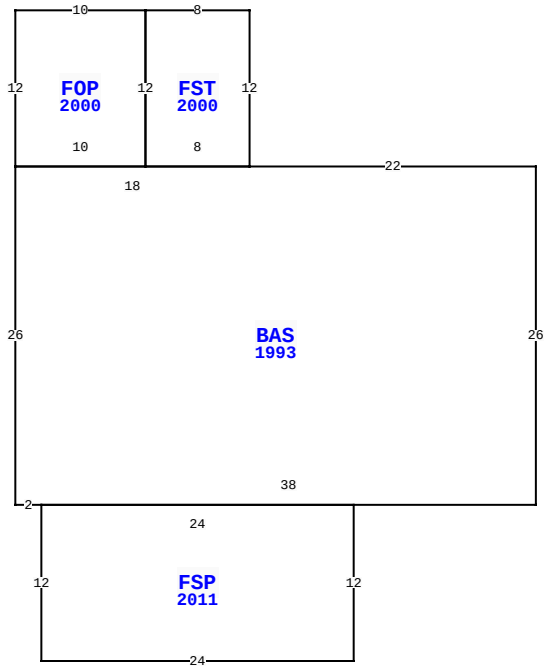
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	84,097
FOP	120	30	36	2,911
FSP	288	40	115	9,299
FST	96	55	53	4,286
TOTALS	1,544		1,244	100,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,244	111.3000	100.45	124,960	1973	1973	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1040 HX Base Yr 2006



3134 EASTWOOD DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		100,593
TOTAL MARKET OB/XF VALUE		6,221
TOTAL LAND VALUE - MARKET		88,250
TOTAL MARKET VALUE		195,064
SOH/AGL Deduction		104,466
ASSESSED VALUE		90,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,598
TOTAL JUST VALUE		195,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/0875	1/06/1995	WD	Q	I		46,000
GRANTOR: WILLIAMS C L						
GRANTEE: COLLINS LARRY & RUT						
0717/1873	11/10/1994	CT	U	I	14	500
GRANTOR: CLERK OF COURT						
GRANTEE: WILLIAMS C L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FST=[YR=2000] N12 W8 FOP=[YR=2000] W10 S12 E10 N12$ S12 E8$ W18 S26 E2 FSP=[YR=2011] S12 E24 N12 W24$ E38 N26$.

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
1	0200	BARN WD 0-	0	100	32	20	640.00	SF	20.00	20.00	100	1995	1995	3	24	3,072	
2	0510	GARAGE WD-	0	100	24	12	288.00	SF	24.85	24.85	100	2005	2005	3	44	3,149	

LAND DESCRIPTION

TOTAL OB/XF 6,221

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	0005	OR	0.00	0.00	3.53	AC		1.00	1.00	1.00	25,000.00	25,000.00	88,250							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.53 Total Land Value: 88,250 Market: 0 Agricultural: 0 Common: 88,250 PRINTED 08/02/2023 BY SYS