IN OR 393 PG 71

RAULERSON STEPHEN M & DOROTHY
2662 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0009-0210

BUILDING CHARACTERISTICS

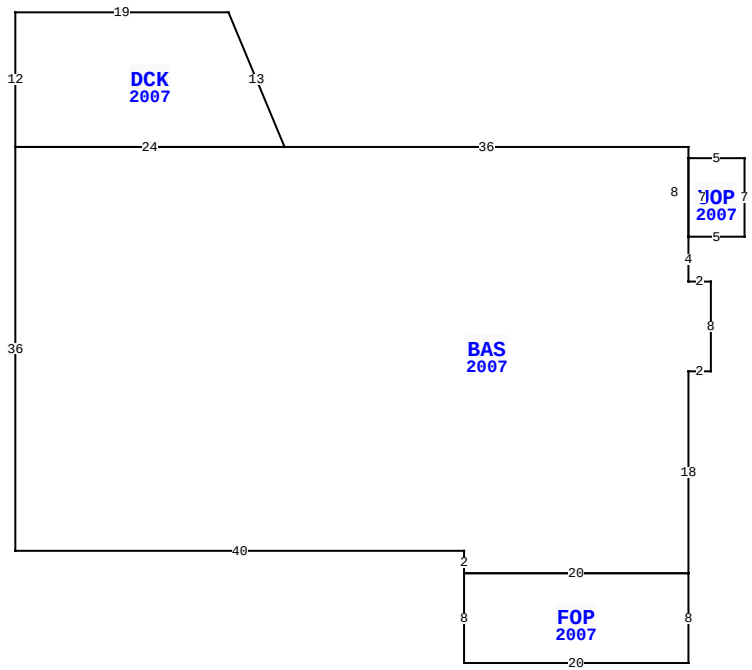
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,216	100	2,216	243,518
DCK	258	10	26	2,857
FOP	160	30	48	5,274
UOP	35	20	7	769
TOTALS	2,669		2,297	252,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,297	107.6040	127.78	293,511	1989	1994	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 0 Heated Area: 2216 HX Base Yr



2662 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		335,495
TOTAL MARKET OB/XF VALUE		115,367
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		550,862
SOH/AGL Deduction		256,009
ASSESSED VALUE		294,853
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,853
TOTAL JUST VALUE		550,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21083	REMODEL	18,352	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0393/0071	7/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						
0391/0500	6/01/1983	WD	Q	V		3,778
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W36 DCK=[YR=2007] U12 L5 W19 S12 E24$ W24 S36 E40 S2 FOP=[YR=2007] S8 E20 N8 W20$ E20 N18 E2 N8 W2 N4 UOP=[YR=2007] E5 N7 W5 S7$ N8$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
4	0511	GARAGE CB-	0	100	36	24	864.00	SF	40.00	40.00	100	1989	1989	3	59.5	20,563	
5	0811	CONCRETE B	0	100	0	0	924.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,859	
6	0681	POLE SHED	0	100	20	19	380.00	SF	15.00	15.00	100	2000	2000	3	29	1,653	
7	0861	POOL GUNIT	0	100	48	24	1,152.00	SF	85.00	85.00	100	2012	2012	3	71	69,523	
8	0845	KOOL DECK	0	100	0	0	2,848.00	SF	7.25	7.25	100	2012	2012	3	94	19,409	

LAND DESCRIPTION

TOTAL OB/XF 115,367

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	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

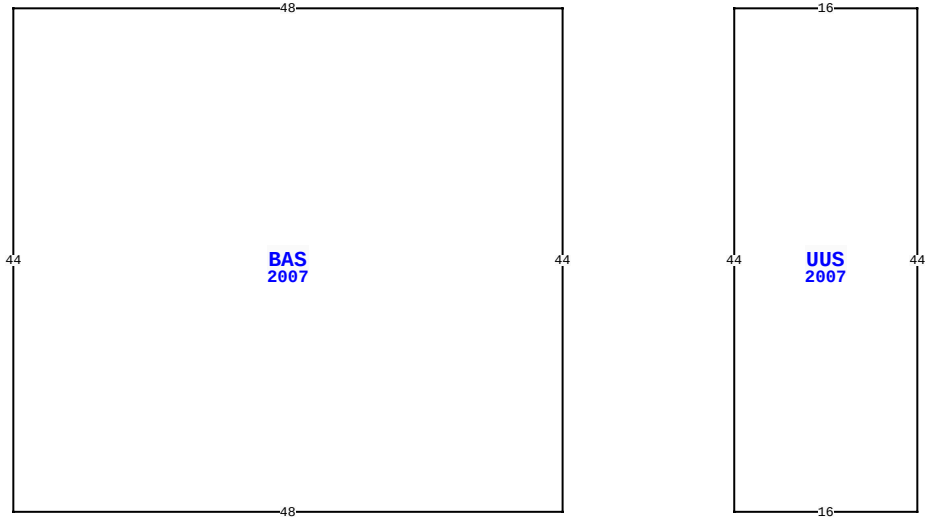
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,112	100	2,112	27,580
UUS	704	50	352	4,597
TOTALS	2,816		2,464	32,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,464	57.4080	20.09	49,502	2000	2000	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 0 Heated Area: 2112 HX Base Yr



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2662 EASTWOOD DR, BRYCEVILLE

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BASE TAXABLE VALUE		244,853
TOTAL JUST VALUE		550,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0393/0071	7/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						
0391/0500	6/01/1983	WD	Q	V		3,778
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 S44 E48 N44$ PTR= E15 UUS=[YR=2007] E16 S44 W16 N44$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/20/2019 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

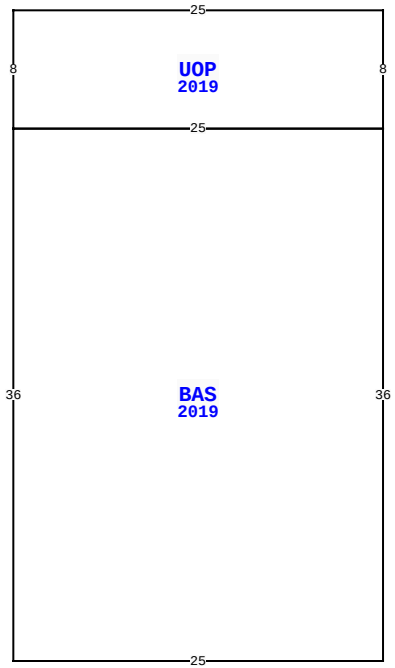
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	48,734
UOP	200	20	40	2,166
TOTALS	1,100		940	50,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	940	113.4000	56.70	53,298	2012	2012	0	0	0	4.50	95.50

3 ACCESORY U – 100% - 0 Heated Area: 900 HX Base Yr



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GRANTEE:						
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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W25 S8 BAS=[YR=2019] S36 E25 N36 W25$ E25 N8$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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