

IN OR 118/7 & OR 442/572 &
OR 1206/1591
(EX PAR 9-31 9-35 &

DUNLAP JAMES H JR
2532 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0009-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	736	100	736	57,503
SFB	209	80	167	13,047
SFB	288	80	230	17,970

TOTALS	1,233	1,133	88,521
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0 100	0	0	952.00	SF	35.00	35.00
2	0751	UOP	0 100	10	11	110.00	SF	10.00	10.00
3	0200	BARN WD 0-	0 100	20	21	420.00	SF	15.00	15.00
4	0751	UOP	0 100	20	15	300.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	7.00

REVIEW DATE 01/14/2021 BY WWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,133	97.0000	87.54	99,183	2000	2000	0	0	10.75	89.25	
2 SINGLE FAM - 100% - 0 Heated Area: 1133 HX Base Yr												

2532 EASTWOOD DR, BRYCEVILLE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023 MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					88,521				
TOTAL MARKET OB/XF VALUE					8,744				
TOTAL LAND VALUE - MARKET					133,000				
TOTAL MARKET VALUE					230,265				
SOH/AGL Deduction					125,785				
ASSESSED VALUE					104,480				
TOTAL EXEMPTION VALUE					HX HB SL 104,480				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					230,265				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					156,484				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E029262	CHNGE SRVC	0	03/01/2002
3670	MH MOVE-ON	0	11/01/2001
E018103	CHNGE SRVC	0	05/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0442/0572	1/01/1985	WD	U	V		16,000			
GRANTOR:									
GRANTEE:									
0118/0007	1/01/1971	TA	Q	V		4,800			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2011] W12 BAS=[YR=2000] W51 S15 E12 SFB=[YR=2011] E19 N11 W19 S11 \$ N11 E19 S20 E20 N24 \$ S24 E12 N24 \$.									

TOTAL OB/XF									
8,744									

Market: 0 Agricultural: 0 Common: 133,000

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