IN OR 1726/772

SCOTT MELISSA E MCCUE & AUBREY
3143 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0009-0330

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 09

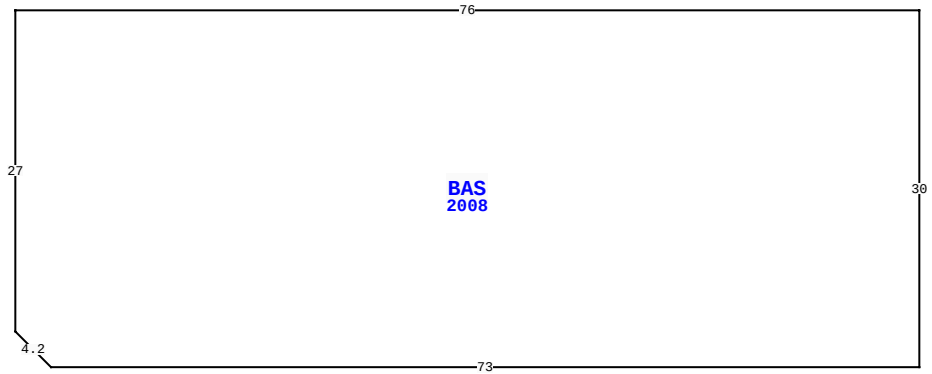
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	96,765
TOTALS	2,276		2,276	96,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,276	116.8000	81.76	186,086	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2011 Heated Area: 2276 HX Base Yr 2011



3143 EASTWOOD DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		96,765
TOTAL MARKET OB/XF VALUE		3,696
TOTAL LAND VALUE - MARKET		49,725
TOTAL MARKET VALUE		150,186
SOH/AGL Deduction		67,893
ASSESSED VALUE		82,293
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,293
TOTAL JUST VALUE		150,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1726/0772	2/15/2011	QC	U	I	11	100
GRANTOR: MCCUE MIKE E & DONNA						
GRANTEE: SCOTT MELISSA E MCC						
1669/0353	3/15/2010	QC	U	V	30	100
GRANTOR: MCCUE MIKE E & DONNA						
GRANTEE: SCOTT MELISSA E MCC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S27 D3 R3 E73 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	2005	2005	3	27	651	

LAND DESCRIPTION

TOTAL OB/XF 3,696

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	2.21	AC		1.00	1.00	0.75	30,000.00	22,500.00	49,725							

REVIEW DATE 08/21/2019 BY TWA Total Acres: 2.21 Total Land Value: 49,725 Market: 0 Agricultural: 0 Common: 49,725 PRINTED 08/02/2023 BY SYS