PAR 1-3 IN SEC'S 16 & 15-2S-23
IN OR 1895/989
R497736 & R497737

TANNER JANA K
109 OCEANFOREST DR N
ATLANTIC BEACH, FL 32233

2023

16-2S-23-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

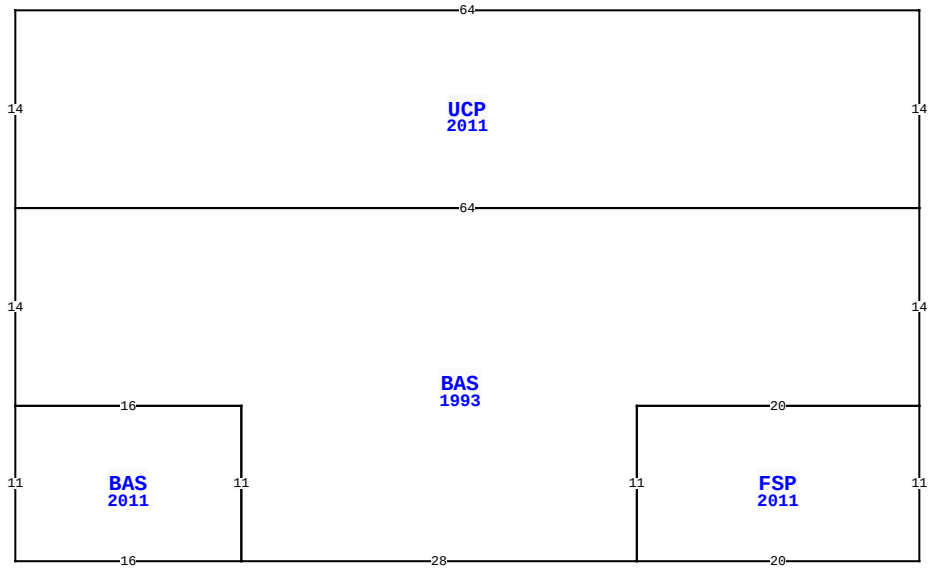
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1,204	29,019
BAS	176	100	176	4,242
FSP	220	60	132	3,182
UCP	896	20	179	4,314
TOTALS	2,496		1,691	40,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,691	123.6000	80.34	135,855	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1380 HX Base Yr



2629 GROUND HOG PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,756
TOTAL MARKET OB/XF VALUE	13,502
TOTAL LAND VALUE - MARKET	281,220
TOTAL MARKET VALUE	106,536
SOH/AGL Deduction	34,339
ASSESSED VALUE	72,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,197
TOTAL JUST VALUE	335,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8663	MH MOVE-ON	6,250	09/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/0989	12/18/2013	WD	U	I	30	20,000
GRANTOR: FORDE CHARLES M						
GRANTEE: FORDE CHARLES M & J						
0623/0716	4/09/1991	WD	U	V	09	51,500
GRANTOR: CHAMPION REALTY CORP						
GRANTEE: FORDE CHARLES & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2011] W64 S14 BAS=[YR=1993] S14 BAS=[YR=2011] S11 E16 N11 W16$ E16 S11 E28 FSP=[YR=2011] E20 N11 W20 S11$ N11 E20 N14 W64$ E64 N14$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00	35.00	100	1992	1992	3	20	6,720	
3	0680	POLE SHED	0	0	0	0	1,360.00	SF	10.00	10.00	100	1992	1992	3	20	2,720	
4	0812	CONCRETE C	0	0	58	12	696.00	SF	4.00	4.00	100	1996	1996	3	73	2,032	

LAND DESCRIPTION

TOTAL OB/XF 13,502

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	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	39.87	AC		1.00	1.00	1.00	550.00	550.00	21,928							
3	005902	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	41.87	AC		1.00	1.00	1.00	6,000.00	6,000.00	251,220							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 42.87 Total Land Value: 52,278 Market: 251,220 Agricultural: 22,278 Common: 30,000 PRINTED 08/02/2023 BY SYS