PT OR 957/427
PARCELS 1 & 2-1

CARR DONALD H
777 WHOA LANE
BRYCEVILLE, FL 32009

2023

18-2S-23-0000-0001-0000

BUILDING CHARACTERISTICS

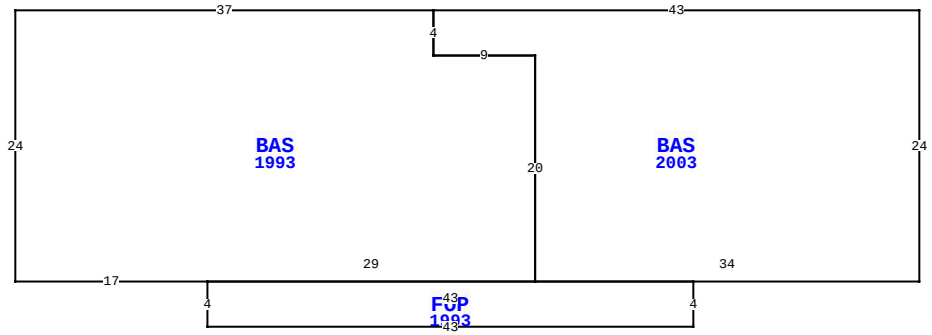
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,068	100	1,068	75,045
BAS	852	100	852	59,867
FOP	172	30	52	3,654
TOTALS	2,092		1,972	138,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	97.0200	87.56	172,668	1966	1972	0	0	0	19.75	80.25

1 SINGLE FAM – 100% - 2001 Heated Area: 1920 HX Base Yr 2001



777 WHOA LN, 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		158,270
TOTAL MARKET OB/XF VALUE		11,160
TOTAL LAND VALUE - MARKET		39,300
TOTAL MARKET VALUE		208,730
SOH/AGL Deduction		84,592
ASSESSED VALUE		124,138
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		69,138
TOTAL JUST VALUE		208,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19988	ELEC OTHER	2,000	09/01/2007
B19440	ADDITION	154,242	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0957/0427	11/07/2000	WD	U	I	09	75,000
GRANTOR: HIGDON JOSEPH SCOTT &						
GRANTEE: CARR DONALD H & LOR						
0731/0029	6/07/1995	WD	U	I	09	60,000
GRANTOR: WILLIAMS WALTER & CHA						
GRANTEE: HIGDON JOSEPH & WEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W43 BAS=[YR=1993] W37 S24 E17 FOP=[YR=1993] S4 E43 N4 W43 $ E29 N20 W9 N4 $ S4 E9 S20 E34 N24 $.

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	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2002	2002	3	21	786	
5	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2003	2003	3	84	1,966	
6	0812	CONCRETE C	0	100	0	0	1,639.00	SF	4.00	4.00	100	2007	2007	3	89	5,835	
7	0940	SHEDS/PORT	0	100	24	8	192.00	SF	22.50	22.50	100	2004	2004	3	24	1,037	

LAND DESCRIPTION

TOTAL OB/XF 11,160

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	0007	OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,300							

REVIEW DATE 09/25/2018 BY TWA Total Acres: 1.31 Total Land Value: 39,300 Market: 0 Agricultural: 0 Common: 39,300 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

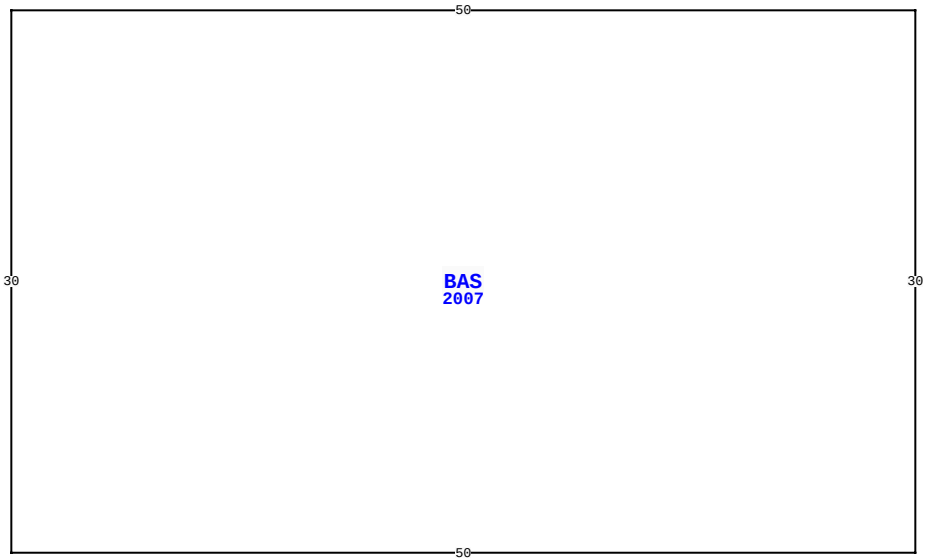
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	19,704
TOTALS	1,500		1,500	19,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	46.9200	16.42	24,630	2007	2007	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2001 Heated Area: 1500 HX Base Yr 2001



777 WHOA LN, BRYCEVILLE

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NASSAU COUNTY PROPERTY

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GRANTOR: WILLIAMS WALTER & CHA						
GRANTEE: HIGDON JOSEPH & WEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W50 S30 E50 N30 $.

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 09/25/2018 BY TWA Total Acres: 1.31 Total Land Value: 39,300 Market: 0 Agricultural: 0 Common: 39,300 PRINTED 08/02/2023 BY SYS