

PT OF GOVT LOT 8 IN SEC
20-1N-23E IN OR 257/1
(EX OR 2376/655)

BLACK JAMES ARTHUR & JACQUELINE M
2989 BLACKWAY LANE
BRYCEVILLE, FL 32009

2023

20-1N-23-0000-0009-0050



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																		
Exterior Wall	30	VINYL 100	0820	02	1,609	159.6400	103.77	166,966	1993	1998	0	0	56.00	44.00	STANDARD																																		
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1609										HX Base Yr																							
Roof Cover	12	MODULAR MT 100	BAS 1993																																														
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		3 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
Quality			06	Quality Level 06																																													
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	1,609	100	1,609	73,465																																													
TOTALS			1,609	1,609	73,465																																												
EXTRA FEATURES										2989 BLACKWAY LN, BRYCEVILLE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU									
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																																	
1	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1992	1992	3	20	4,032																																		
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660																																		
4	0752	USP	0 100	18	8	144.00	SF	15.00	15.00	100	1995	1995	3	24	518																																		
LAND DESCRIPTION																											TOTAL OB/XF										7,210												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.76	AC		1.00	1.00	1.00	30,000.00	30,000.00	52,800																																
REVIEW DATE 09/09/2020 BY TWA Total Acres: 1.76 Total Land Value: 52,800 Market: 0 Agricultural: 0 Common: 52,800 PRINTED 08/02/2023 BY SYS																																																	