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

BLACK JEFFREY A & JACQUELINE M
2965 BLACKWAY LANE
BRYCEVILLE, FL 32009

2023

20-1N-23-0000-0009-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

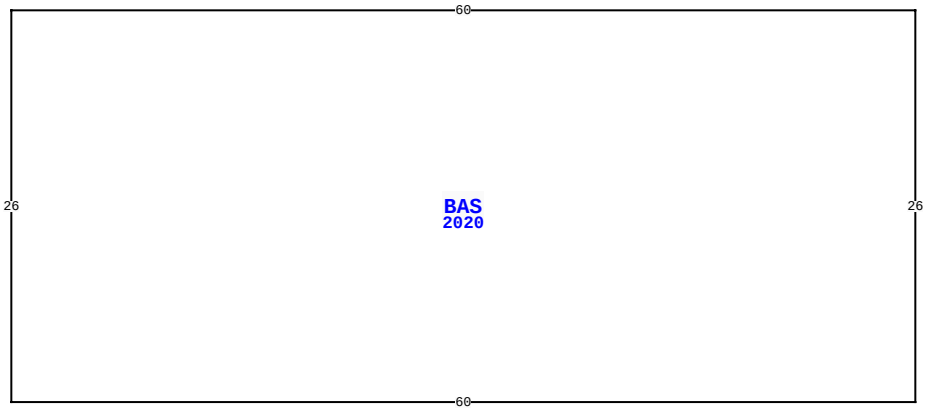
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,560	100	1,560	57,279
TOTALS	1,560		1,560	57,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,560	122.8000	79.82	124,519	1994	1999	0	0	0	54.00	46.00

1 MH 94NO RP – 0% - 2022 Heated Area: 1560 HX Base Yr 2022



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		57,279
TOTAL MARKET OB/XF VALUE		11,995
TOTAL LAND VALUE - MARKET		158,080
TOTAL MARKET VALUE		227,354
SOH/AGL Deduction		86,480
ASSESSED VALUE		140,874
TOTAL EXEMPTION VALUE	HX HB DV	60,000
BASE TAXABLE VALUE		80,874
TOTAL JUST VALUE		227,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2376/0655	6/25/2020	QC	U	V	11	100

GRANTOR: BLACK JAMES ARTHUR
GRANTEE: BLACK JEFFREY A & J

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

2965 BLACKWAY LN, BRYCEVILLE

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2001	2001	3	30	6,048	
2	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100	1998	1998	3	27	810	
3	0350	CARPORT WD	0	100	21	18	378.00	SF	8.58	8.58	100	1999	1999	3	20	649	
4	0752	USP	0	100	12	8	96.00	SF	15.00	15.00	100	1998	1998	3	27	389	
5	0350	CARPORT WD	0	100	24	9	216.00	SF	8.58	8.58	100	1966	1966	3	20	371	
6	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1996	1996	3	20	240	
7	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1996	1996	3	20	320	
8	0681	POLE SHED	0	100	40	12	480.00	SF	15.00	15.00	100	2005	2005	3	44	3,168	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S26 E60 N26$.

LAND DESCRIPTION

TOTAL OB/XF 11,995

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			0.00	0.00	8.32	AC		1.00	1.00	1.00	19,000.00	19,000.00	158,080							

REVIEW DATE 09/09/2020 BY TWA Total Acres: 8.32 Total Land Value: 158,080 Market: 0 Agricultural: 0 Common: 158,080 PRINTED 08/02/2023 BY SYS