PT SW1/4 SEC 25-4N-23E
IN OR 2615/1408

POTOCHNIK DAVID J & VICKIE I
751 BARROWS DAIRY RD
PORT ORANGE, FL 32127

2023

25-4N-23-0000-0001-0000

BUILDING CHARACTERISTICS

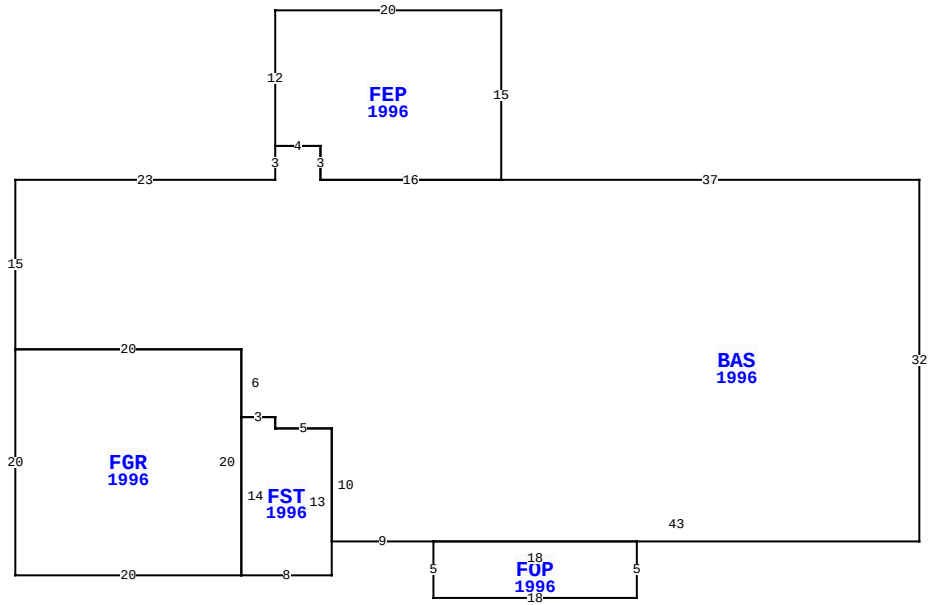
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,149	100	2,149	207,607
FEP	288	80	230	22,219
FGR	400	55	220	21,254
FOP	90	30	27	2,608
FST	107	55	59	5,700
TOTALS	3,034		2,685	259,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,685	92.4480	109.78	294,759	1996	2006	0	0	0	12.00	88.00

1 SNGL FAM – 0% - 2023 Heated Area: 2149 HX Base Yr



171808 ANDREWS RD, HILLIARD

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: 4	Tax Dist:
BUILDING MARKET VALUE	259,388
TOTAL MARKET OB/XF VALUE	17,175
TOTAL LAND VALUE - MARKET	264,300
TOTAL MARKET VALUE	315,154
SOH/AGL Deduction	0
ASSESSED VALUE	315,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,154
TOTAL JUST VALUE	540,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010488	ROOF	20,000	08/10/2021
B951522	NEW CONSTR	0	01/01/1995
B941504	NEW CONSTR	127,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/1408	1/24/2023	WD	Q	I	01	575,000
GRANTOR: BROCK CHADWICK W						
GRANTEE: POTOCHNIK DAVID JOH						
2600/0438	10/27/2022	WD	Q	I	05	730,000
GRANTOR: GEIGER DANIEL W						
GRANTEE: BROCK CHADWICK W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W37 FEP=[YR=1996] N15 W20 S12 E4 S3 E16$ W16 N3 W4 S3 W23 S15 FGR=[YR=1996] S20 E20 FST=[YR=1996] E8 N13 W5 N1 W3 S14$ N20 W20$ E20 S6 E3 S1 E5 S10 E9 FOP=[YR=1996] S5 E18 N5 W18$ E43 N32$.

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	1996	1996	3	80	2,800	
3	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00	30.00	100	1990	1990	3	20	1,728	
4	0810	CONCRETE A	0	0	0	0	247.00	SF	6.50	6.50	100	1996	1996	3	73	1,172	
5	0201	BARN WD 10	0	0	0	0	2,500.00	SF	17.00	17.00	100	1998	1998	3	27	11,475	

LAND DESCRIPTION

TOTAL OB/XF 17,175

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	0006	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		OR	0.00	0.00	15.62	AC		1.00	1.00	1.00	550.00	550.00	8,591							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	15.62	AC		1.00	1.00	1.00	15,000.00	15,000.00	234,300							

REVIEW DATE 02/15/2023 BY WWA Total Acres: 16.62 Total Land Value: 38,591 Market: 234,300 Agricultural: 8,591 Common: 30,000 PRINTED 08/02/2023 BY SYS