L/E OR 1774/1311
ESMT IN OR 693/1738
EX 8-1 & 8-2

RAULERSON MARY A L/E/BRIAN THOMAS RAULERSON
13467 RAULERSON RD
BRYCEVILLE, FL 32009

2023

28-1N-24-0000-0008-0000

BUILDING CHARACTERISTICS

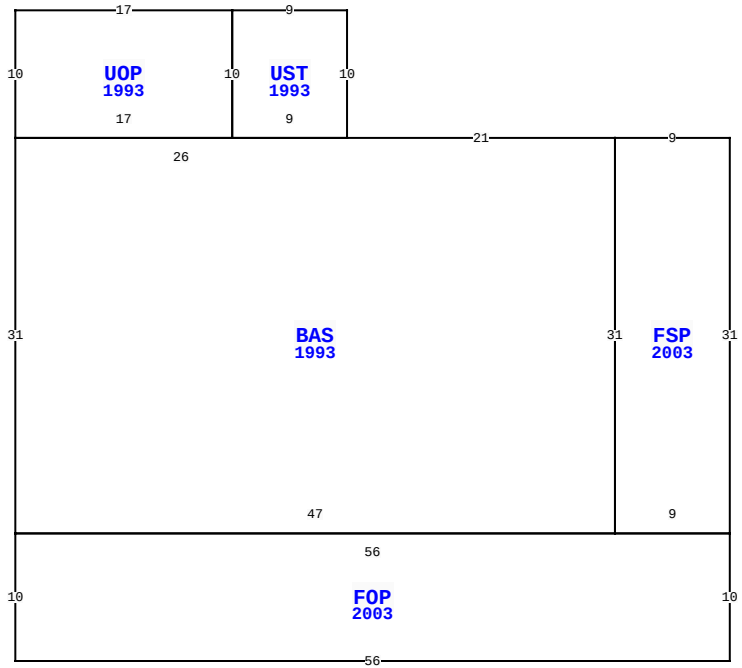
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,457	100	1,457	87,354
FOP	560	30	168	10,073
FSP	279	40	112	6,715
UOP	170	20	34	2,038
UST	90	45	40	2,398
TOTALS	2,556		1,811	108,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,811	91.0000	82.13	148,737	1970	1970	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 0 Heated Area: 1457 HX Base Yr



13467 RAULERSON RD, 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		108,578
TOTAL MARKET OB/XF VALUE		35,340
TOTAL LAND VALUE - MARKET		183,760
TOTAL MARKET VALUE		206,012
SOH/AGL Deduction		83,447
ASSESSED VALUE		122,565
TOTAL EXEMPTION VALUE	HX HB WX SL	111,065
BASE TAXABLE VALUE		11,500
TOTAL JUST VALUE		327,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003084	MH MOVE-ON	0	05/01/2000
B996192	XFOB	22,500	01/06/1999
94178	REPAIR/RRF	1,881	02/01/1994
7770	MH MOVE-ON	10,000	04/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1774/1311	1/17/2012	WD	U	I	11	100
GRANTOR: RAULERSON MARY A						
GRANTEE: RAULERSON BRIAN THO						
0196/0592	1/01/1975	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2003] W9 BAS=[YR=1993] W21 UST=[YR=1993] N10 W9
UOP=[YR=1993] W17 S10 E17 N10 $ S10 E9 $ W26 S31
FOP=[YR=2003] S10 E56 N10 W56 $ E47 N31 $ S31 E9 N31 $.

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
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1999	1999	3	28	8,820	
3	0680	POLE SHED	0	100	0	0	900.00	SF	10.00	10.00	100	1999	1999	3	28	2,520	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 35,340

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	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	4.76	AC		1.00	1.00	1.00	440.00	440.00	2,094							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	4.76	AC		1.00	1.00	1.00	16,000.00	16,000.00	76,160							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 6.76 Total Land Value: 62,094 Market: 123,760 Agricultural: 2,094 Common: 60,000 PRINTED 08/02/2023 BY SYS