

SE1/4 OF NE1/4
IN OR 2166/1898
OR 85/309 & L/E OR 711/1526

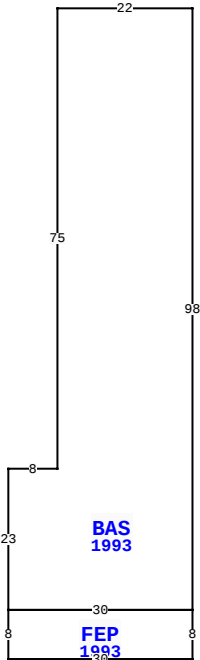
WARREN LUCRETIA M & BRUCE A
7779 DAVID HUNT RD
BRYCEVILLE, FL 32009

2023

28-1S-23-0000-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 60								0100	01	2,532	69.4944	62.72	158,807	1900	1900	0	0	0	50.00	50.00	STANDARD																
Exterior Wall	01	MINIMUM 40								1 SINGLE FAM - 100% - 2018										Heated Area: 2340																			
Roof Structure	03	GABLE/HIP 100																		HX Base Yr 2018																			
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	02	WALL BD/WD 100																																					
Interior Floor	14	CARPET 90																																					
Interior Floor	07	CORK/VTILE 10																																					
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	02	Quality Level 02																																					
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	2,340	100	2,340	73,383																																			
FEP	240	80	192	6,021																																			
TOTALS					2,580		2,532	79,404																															
EXTRA FEATURES					7779 DAVID HUNT RD, BRYCEVILLE																																		
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																						
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1992	1992	3	20	4,032																							
3	0510	GARAGE WD-	0	100	22	16	352.00	SF	26.95	26.95	100	1985	1985	3	20	1,897																							
4	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	1985	1985	3	20	320																							
5	1242	WD DECK A	0	100	0	0	515.00	SF	10.00	10.00	100	1991	1991	3	20	1,030																							
7	0681	POLE SHED	0	100	28	20	560.00	SF	15.00	15.00	100	1998	1998	3	27	2,268																							
8	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	1998	1998	3	27	2,916																							
9	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1998	1998	3	27	3,629																							
10	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2021	2021	3	98	5,292																							
11	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2021	2021	3	98	5,292																							
TOTAL OB/XF																		26,676																					
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																						
2	005500	A	TIMBER 2 SI	0	0005		0.00	0.00	38.00	AC		1.00	1.00	1.00	550.00	550.00	20,900																						
3	009910	M	MKT. VAL. AG	0			0.00	0.00	38.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	304,000																						
REVIEW DATE 03/08/2022 BY TWA Total Acres: 40.00 Total Land Value: 80,900 Market: 304,000 Agricultural: 20,900 Common: 60,000 PRINTED 08/02/2023 BY SYS																																							



VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				135,466			
TOTAL MARKET OB/XF VALUE				26,676			
TOTAL LAND VALUE - MARKET				364,000			
TOTAL MARKET VALUE				243,042			
SOH/AGL Deduction				97,986			
ASSESSED VALUE				145,056			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				95,056			
TOTAL JUST VALUE				526,142			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				140,129			
PERMIT NUM				DESCRIPTION			
AMT				ISSUED			
E973943				CHNGE SRVC 0 08/01/1997			
9087				MH MOVE-ON 33,120 10/28/1992			
8264				XF0B 9,792 07/24/1992			
SALES DATA							
OFF RECORD Number				DATE			
TYPE INST				Q / V / RSN CD			
2166/1898				12/29/2017 QC U I 11 100			
GRANTOR: WARREN LUCRETIA M							
GRANTEE: WARREN LUCRETIA M &							
0711/1526				8/19/1994 QC U I 18 100			
GRANTOR: HUNT RICHARD & SADIE							
GRANTEE: WARREN & HUNT							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1993] W22 S75 W8 S23 FEP=[YR=1993] S8 E30 N8 W30\$ E30 N98 \$.							

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 50		
Interior Floor	13	LVT/LAMNT 50		
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	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	1,620	100	1,620	56,062
TOTALS	1,620		1,620	56,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,620	121.0000	78.65	127,413	1993	1998	0	0	0	56.00
2 M/H 93- - 100% - 2018						Heated Area: 1620		HX Base Yr 2018			
27 60 27 60 BAS 2019											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023

MLU