

PT OF W1/2 OF NE1/4 E OF HWY
IN OR 1861/1050
EX 7-1

KEY NAN GRAY/KEY JAMES BRYAN
7839 HWY 301
BRYCEVILLE, FL 32009

2023

30-1S-24-0000-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1,396	108,524
BAS	144	100	144	11,194
FOP	15	30	4	311
FOP	25	30	8	622
FST	96	55	53	4,120
UOP	140	20	28	2,177
UST	240	45	108	8,396
TOTALS	2,056		1,741	135,343

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0861	POOL GUNIT	0 100	27	12	324.00	SF	85.00	85.00	100	1974
4	0845	KOOL DECK	0 100	3	90	270.00	SF	7.25	7.25	100	1974
5	0810	CONCRETE A	0 100	7	28	196.00	SF	6.50	6.50	100	1970
6	0812	CONCRETE C	0 100	0	0	1,252.00	SF	4.00	4.00	100	1992
8	0510	GARAGE WD-	0 100	30	28	840.00	SF	35.00	35.00	100	1993
9	1242	WD DECK A	0 100	10	11	110.00	SF	10.00	10.00	100	2001
10	0752	USP	0 100	13	10	130.00	SF	15.00	15.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	RS-2	0.00	0.00	2.38	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,741	107.0000	96.57	168,128	1970	1973	0	0	0 19.50	80.50
1 SINGLE FAM - 100% - 0											
Heated Area: 1540											
HX Base Yr											

7839 US HWY 301, BRYCEVILLE											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						06/13/2023					
						MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			135,343
TOTAL MARKET OB/XF VALUE			16,287
TOTAL LAND VALUE - MARKET			71,400
TOTAL MARKET VALUE			223,030
SOH/AGL Deduction			108,112
ASSESSED VALUE			114,918
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			64,918
TOTAL JUST VALUE			223,030
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			189,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007277	NEW CONSTR	300,000	06/01/2000
B007207	FOUNDATION	40,000	06/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1861/1050	6/11/2013	WD U	I	I	11	100	
GRANTOR: KEY NAN GRAY							
GRANTEE: KEY NAN GRAY & JAME							
0339/0195	6/01/1981	FS U	I			100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 S7 W28 S5 UOP=[YR=2012] W28 S5											
UST=[YR=2000] S12 E20 FST=[YR=1993] E8 N12W8 S12\$ N12 W20\$											
E28 N5\$ S22 E23 FOP=[YR=2000] E5 N5 FOP=[YR=1993] N3 W5 S3											
E5\$ W5 S5\$ N8 E5 S8 E20 N1 BAS=[YR=2000] E12 N12 W12 S12\$											
N33\$.											