IN OR 1384/1437
1967 KIRK SW/MH

EUBANKS ROBERT E TRUSTEE
PO BOX 6
BRYCEVILLE, FL 32009-0006

**2023**

**30-1S-24-0000-0012-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

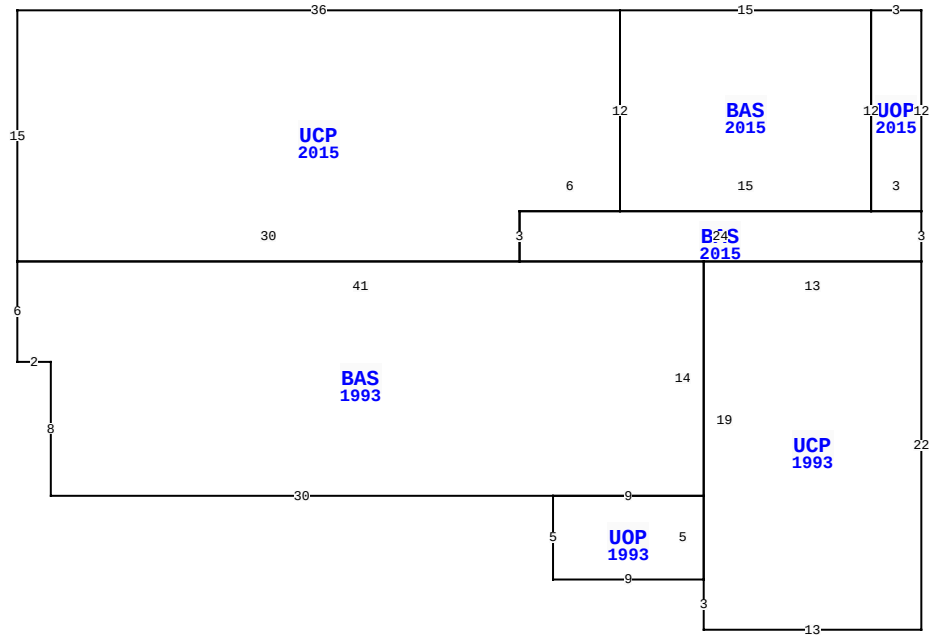
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 25 | MOD METAL 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 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 | 558 | 100 | 558 | 10,838 |
| BAS | 72 | 100 | 72 | 1,398 |
| BAS | 180 | 100 | 180 | 3,496 |
| UCP | 286 | 20 | 57 | 1,107 |
| UCP | 522 | 20 | 104 | 2,020 |
| UOP | 45 | 25 | 11 | 214 |
| UOP | 36 | 25 | 9 | 175 |
| TOTALS | 1,699 | | 991 | 19,247 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 991 | 99.6000 | 64.74 | 64,157 | 1967 | 1967 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 810 HX Base Yr




7526 DEMPS LN, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 46,555 |
| TOTAL MARKET OB/XF VALUE | 3,675 |
| TOTAL LAND VALUE - MARKET | 70,500 |
| TOTAL MARKET VALUE | 120,730 |
| SOH/AGL Deduction | 16,861 |
| ASSESSED VALUE | 103,869 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 103,869 |
| TOTAL JUST VALUE | 120,730 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 101,724 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R11829 | REPAIR/RRF | 3,000 | 04/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1384/1437 | 1/26/2006 | QC | U | I | 01 | 9,000 |
| GRANTOR: EUBANKS ROBERT L | | | | | | |
| GRANTEE: EUBANKS ROBERT E TR | | | | | | |
| 1360/0557 | 10/20/2005 | QC | U | I | 01 | 100 |
| GRANTOR: EUBANKS ROBERT L & MO | | | | | | |
| GRANTEE: EUBANKS ROBERT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2015] W3 BAS=[YR=2015] W15 UCP=[YR=2015] W36 S15 BAS=[YR=1993] S6 E2 S8 E30 UOP=[YR=1993] S5 E9 UCP=[YR=1993] S3 E13 N22 BAS=[YR=2015] N3 W24 S3 E24$ W13 S19$ N5 W9$ E9 N14 W41$ E30 N3 E6 N12$ S12 E15 N12$ S12 E3 N12$.

## 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 | 0 | 21 | 25 | 525.00 | SF | 35.00 | 35.00 | 100 | 1970 | 1970 | 3 | 20 | 3,675 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,675

| 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 | 000115 | C | SFR ACRES | 0 | 0007 | RS-2 | 0.00 | 0.00 | 2.35 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 70,500 | | | | | | | |

REVIEW DATE 03/02/2020 BY TWA Total Acres: 2.35 Total Land Value: 70,500 Market: 0 Agricultural: 0 Common: 70,500 PRINTED 08/02/2023 BY SYS

IN OR 1384/1437
1967 KIRK SW/MH

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**2023**

**30-1S-24-0000-0012-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

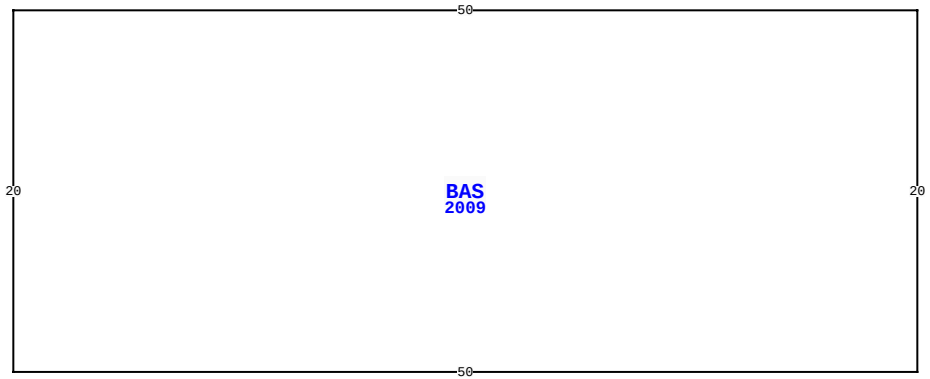
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| 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 | 1,000 | 100 | 1,000 | 27,308 |
| TOTALS | 1,000 | | 1,000 | 27,308 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,000 | 92.8800 | 32.51 | 32,510 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

3 GARAGE RES – 0% - 0 Heated Area: 1000 HX Base Yr




7526 DEMPS LN, BRYCEVILLE

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| GRANTOR: EUBANKS ROBERT L & MO | | | | | | |
| GRANTEE: EUBANKS ROBERT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2009] W50 S20 E50 N20$.

### EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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