

PT OF N1/4 OF SEC 30-1S-24E
IN OR 1663/1994 & ESMT IN
OR 1934/1529

CARR LAUREN
8030 RAILROAD ROAD
BRYCEVILLE, FL 32009

2023

30-1S-24-0000-0018-0020



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 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,773	100	1,773	167,094
FGR	432	55	238	22,430
FOP	192	30	58	5,466
FUS	921	100	921	86,798
PTO	270	5	14	1,320

TOTALS	3,588		3,004	283,108
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0510	GARAGE WD-	0	100	40	30			1,200.00	SF	35.00
4	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00
5	0812	CONCRETE C	0	100	0	0			1,835.00	SF	4.00
6	1242	WD DECK A	0	100	17	16			272.00	SF	10.00
7	0476	VF 6 SBPL	0	100	0	0			24.00	LF	32.00
8	0812	CONCRETE C	0	100	0	0			2,325.00	SF	4.00

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	0005	OR	0.00	0.00	3.50	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,004	89.4240	106.19	318,995	1999	1999	0	0	11.25	88.75
1 SNGL FAM - 100% - 0 Heated Area: 2694 HX Base Yr											

8030 RAILROAD RD, BRYCEVILLE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

8030 RAILROAD RD, BRYCEVILLE				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,200.00	SF	35.00	35.00	100	1990	1990	3	20	8,400	
1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680	
1,835.00	SF	4.00	4.00	100	1999	1999	3	79	5,799	
272.00	SF	10.00	10.00	100	2000	2000	3	20	544	
24.00	LF	32.00	32.00	100	2000	2000	3	55	422	
2,325.00	SF	4.00	4.00	100	2000	2000	3	80	7,440	

TOTAL OB/XF											
24,285											
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	0005	OR	0.00	0.00	3.50	AC	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 283,108											
TOTAL MARKET OB/XF VALUE 24,285											
TOTAL LAND VALUE - MARKET 87,500											
TOTAL MARKET VALUE 394,893											
SOH/AGL Deduction 200,357											
ASSESSED VALUE 194,536											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 144,536											
TOTAL JUST VALUE 394,893											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 332,563											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24747	REMODEL	6,368	05/01/2011
B995917	NEW CONSTR	135,000	01/03/1999
6279	XF0B	20,250	02/12/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1934/1525	8/27/2014	QC	U	V	11	1,800	
GRANTOR: CARR RONALD LEWIS & L							
GRANTEE: CSX TRANSPORTATION							
1663/1994	2/16/2010	QC	U	I	30	100	
GRANTOR: CARR RONALD LEWIS							
GRANTEE: CARR RONALD LEWIS &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1999] W27 BAS=[YR=1999] W13 S18 FGR=[YR=1999] W15 S20 E23 N6 W2 N14 W6\$ E6 S14 E2 S13 FOP=[YR=1999] S6 E32 N6 W32\$ E32 N7 E19 N20 W2 N3 W17 N5 W27 N10\$ S10 E27 N10 \$ PTR=E30 FUS=[YR=1999] E32 S15 W9 S7 E9 S10 W4 S5 W4 N5 W4 N10 W8 S10 W3 S5 W4 N5 W5 N32\$ W30 \$.											