PT OF N1/4 OF SEC 30-1S-24E
IN OR 705/1579 (EX ESMT IN
OR 674/1835)

BURCH RICHARD D & DORIS H
PO BOX 67
BRYCEVILLE, FL 32009-0067

2023

30-1S-24-0000-0018-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

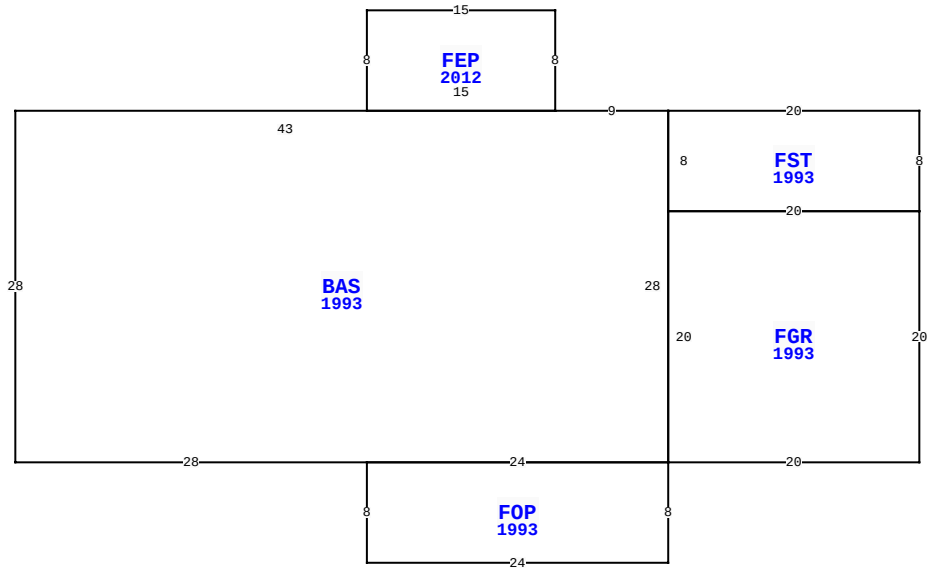
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,456	100	1,456	90,876
FEP	120	80	96	5,992
FGR	400	55	220	13,731
FOP	192	30	58	3,620
FST	160	55	88	5,492
TOTALS	2,328		1,918	119,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	104.8600	94.64	181,520	1971	1971	0	0	0	34.05	65.95

1 SINGLE FAM – 100% - 1995 Heated Area: 1456 HX Base Yr 1995



7970 RAILROAD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		119,712
TOTAL MARKET OB/XF VALUE		2,111
TOTAL LAND VALUE - MARKET		81,600
TOTAL MARKET VALUE		203,423
SOH/AGL Deduction		106,562
ASSESSED VALUE		96,861
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,861
TOTAL JUST VALUE		203,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1517	8/26/2014	QC	U	V	11	1,800
GRANTOR: BURCH RICHARD D & DOR						
GRANTEE: CSX TRANSPORTATION						
0705/1579	5/31/1994	WD	Q	I		86,500
GRANTOR: RANGE STEPHEN & DEBRA						
GRANTEE: BURCH RICHARD & DOR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W20 BAS=[YR=1993] W9 FEP=[YR=2012] N8 W15 S8 E15 $ W43 S28 E28 FOP=[YR=1993] S8 E24 N8 W24 $ E24 FGR=[YR=1993] E20 N20 W20 S20 $ N28 $ S8 E20 N8 $.

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	0811	CONCRETE B	0	100	28	30	840.00	SF	5.20	5.20	100	1971	1971	3	23	1,005	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	31.6	1,106	

LAND DESCRIPTION

TOTAL OB/XF 2,111

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	100	0005	OR	0.00	0.00	2.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,600							

REVIEW DATE 07/29/2019 BY TWA Total Acres: 2.72 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/02/2023 BY SYS