LOTS 22 23 34 35
IN OR 1967/75
ESMT IN OR 303/340

ABERNATHY CHRISTOPHER PAUL & JUANITA CODIE/
7677 US HWY 301
BRYCEVILLE, FL 32009

2023

30-1S-24-2120-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

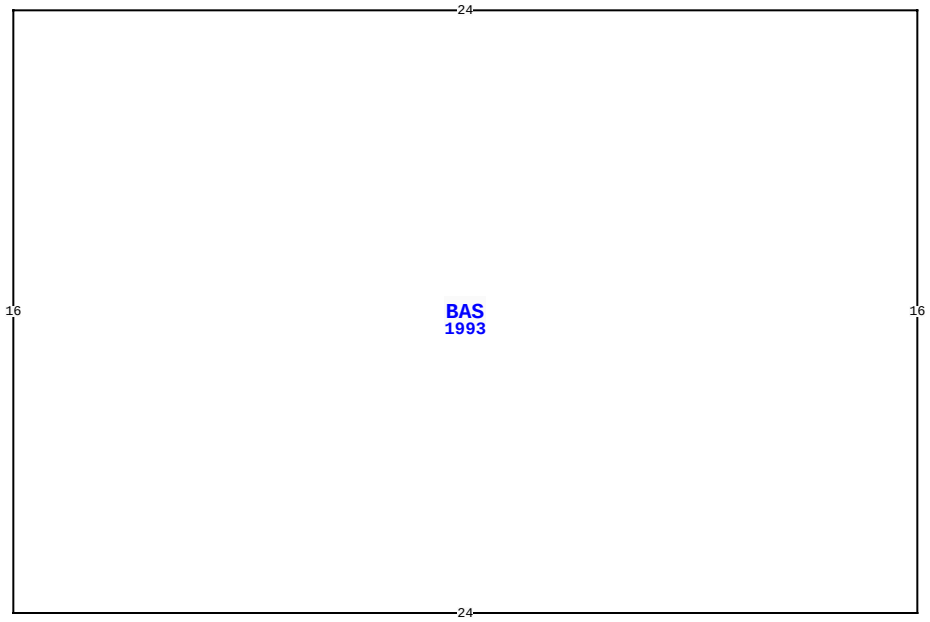
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	11,292
TOTALS	384		384	11,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	384	63.7166	90.48	34,744	1979	1979	0	0	0	67.50	32.50

1 OFFICE 1&2 – 0% - 2023 Heated Area: 384 HX Base Yr



7677 US HWY 301, BRYCEVILLE

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	120,538
TOTAL MARKET OB/XF VALUE	4,454
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	151,392
SOH/AGL Deduction	0
ASSESSED VALUE	151,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,392
TOTAL JUST VALUE	151,392
NCON VALUE	109,246
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017017	CO ISSUED	0	11/16/2022
22010469	MH MOVE-ON 7649 3	0	07/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1087	5/31/2022	QC	U	I	11	100
GRANTOR: ALBERNATHY MIA L A/K/						
GRANTEE: ABERNATHY CHRISTOPH						
2550/0004	3/14/2022	QC	U	I	11	100
GRANTOR: ABERNATHY MIA L & PAU						
GRANTEE: ABERNATHY CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S16 E24 N16$.

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
2	0201	BARN WD 10	0	0	48	40	1,920.00	SF	5.10	5.10	100	1984	1984	3	20	1,958	
3	0350	CARPORT WD	0	0	32	30	960.00	SF	13.00	13.00	100	1990	1990	3	20	2,496	

LAND DESCRIPTION

TOTAL OB/XF 4,454

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	001700	C	1STORY OFF	0	0004	CG	0.00	0.00	0.53	AC		1.00	1.00	1.00	20,000.00	20,000.00	10,560							
2	000102	C	SFR/MH	0	0004	RS-2	0.00	0.00	0.53	AC		1.00	1.00	1.00	30,000.00	30,000.00	15,840							

REVIEW DATE 10/19/2022 BY WW Total Acres: 1.06 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 08/02/2023 BY SYS

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ESMT IN OR 303/340

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2023

30-1S-24-2120-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

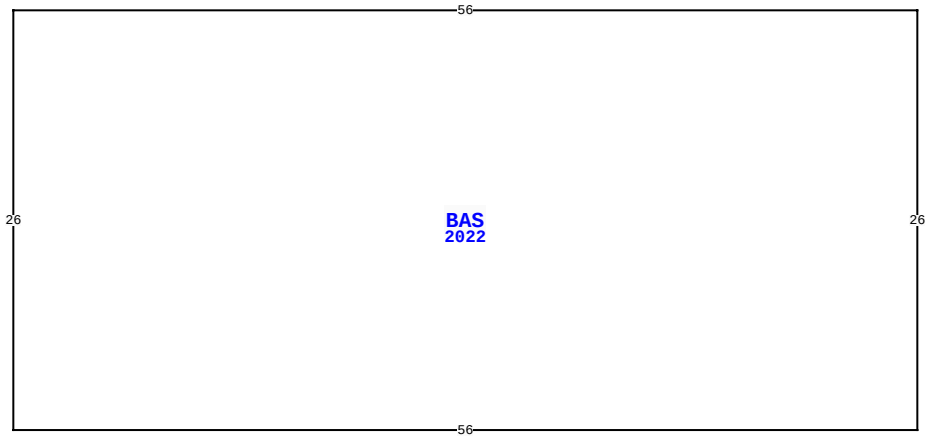
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	109,247
TOTALS	1,456		1,456	109,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,456	116.6000	75.79	110,350	2022	2022	0	0	0	1.00	99.00

2 MH 94NO RP – 0% - 2023 Heated Area: 1456 HX Base Yr



7677 US HWY 301, BRYCEVILLE

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GRANTEE: ABERNATHY CHRISTOPH						
2550/0004	3/14/2022	QC	U	I	11	100
GRANTOR: ABERNATHY MIA L & PAU						
GRANTEE: ABERNATHY CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 N26$.

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

REVIEW DATE 10/19/2022 BY WW Total Acres: 1.06 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 08/02/2023 BY SYS