LOTS 24 THRU 26 & 31 THRU 33
PINEVIEW SUB PB 3/64

CROWDER KERRY G JR & SAMANTHA J
7633 US HWY 301
BRYCEVILLE, FL 32009

2023

30-1S-24-2120-0024-0000

BUILDING CHARACTERISTICS

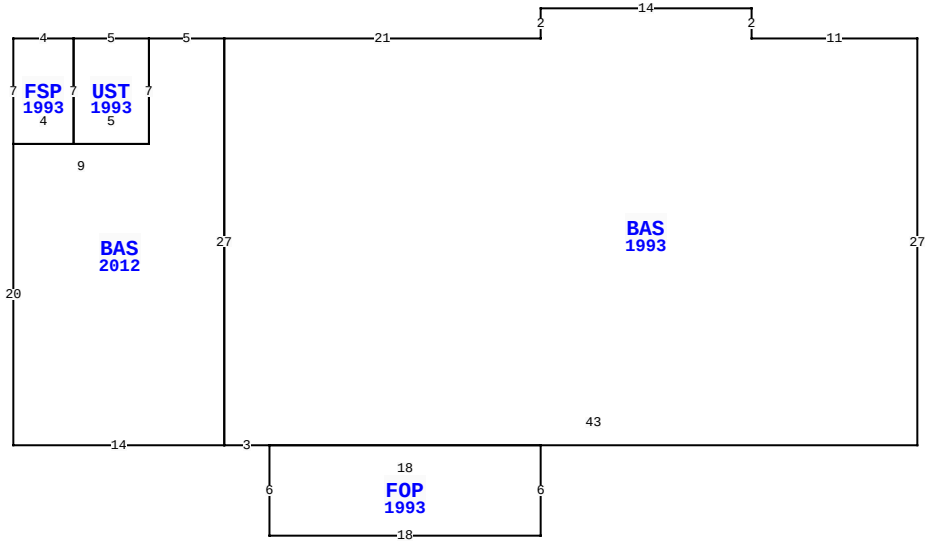
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	Quality Level 05
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	1,270	100	1,270	132,210
BAS	315	100	315	32,792
FOP	108	30	32	3,331
FSP	28	40	11	1,145
UST	35	45	16	1,665
TOTALS	1,756		1,644	171,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,644	127.4592	115.03	189,109	1988	2003	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1585 HX Base Yr 2022



7633 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		171,144
TOTAL MARKET OB/XF VALUE		15,904
TOTAL LAND VALUE - MARKET		47,400
TOTAL MARKET VALUE		234,448
SOH/AGL Deduction		21,374
ASSESSED VALUE		213,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,074
TOTAL JUST VALUE		234,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010347	REPAIR/RRF	13,000	09/30/2019
B973989	XFOB	6,800	06/01/1997
3973	N/A	37,382	03/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1752	1/11/2021	WD	Q	I	01	210,000
GRANTOR: SANDERS SHERRY M						
GRANTEE: CROWDER KERRY G JR						
1618/0465	3/23/2009	QC	U	I	11	100
GRANTOR: SANDERS JAMES F III						
GRANTEE: SANDERS SHERRY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N2 W14 S2 W21 BAS=[YR=2012] W5 UST=[YR=1993] W5 FSP=[YR=1993] W4 S7 E4 N7 $ S7 E5 N7 $ S7 W9 S20 E14 N27 $ S27 E3 FOP=[YR=1993] S6 E18 N6 W18 $ E43 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
2	0510	GARAGE WD-	0	100	16	25	400.00	SF	35.00	35.00	100	1995	1995	3	24	3,360	
3	0681	POLE SHED	0	100	7	7	49.00	SF	15.00	15.00	100	1995	1995	3	24	176	
4	0811	CONCRETE B	0	100	0	0	868.00	SF	5.20	5.20	100	1995	1995	3	72	3,250	
5	0510	GARAGE WD-	0	100	23	20	460.00	SF	35.00	35.00	100	1999	1999	3	28	4,508	
6	0940	SHEDS/PORT	0	100	18	7	126.00	SF	30.00	30.00	100	1999	1999	3	20	756	
7	0350	CARPORT WD	0	100	25	12	300.00	SF	8.58	8.58	100	2012	2012	3	60	1,544	

LAND DESCRIPTION

TOTAL OB/XF 15,904

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	0004	CG	0.00	0.00	1.58	AC		1.00	1.00	1.00	30,000.00	30,000.00	47,400							

REVIEW DATE 01/07/2020 BY TWX Total Acres: 1.58 Total Land Value: 47,400 Market: 0 Agricultural: 0 Common: 47,400 PRINTED 08/02/2023 BY SYS