

BUSTION GERALD W & CYNTHIA A
7901 PODER PLACE
BRYCEVILLE, FL 32009

33-1N-24-0000-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				VALUATION SUMMARY									
ELEMENT CD		TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND								TAX GROUP TAX DIST																			
Exterior Wall Roof Structur		0820 02 2,178 116.8000 75.92 165,354 1991 1991 0 0 70.00 30.00								STANDARD																			
Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type		03 VINYL 100 GABLE/HIP 100 03 COMP SHNGL 100 DRYWALL 100 14 CARPET 70 08 SHT VINYL 30 03 CENTRAL 100 04 AIR DUCTED 100								1 M/H 93- - 0% - 0 Heated Area: 1782 HX Base Yr																			
Bedrooms Bathrooms Frame		4 100 2 100 02 WOOD FRAME 100																											
Stories Units		1. 1. 100 0 100																											
Quality		03 Quality Level 03																											
DOR CODE		5000 IMPROVED AG																											
MAP NUM		MKT AREA 08																											
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE		BAS 1,782 100 1,782 40,587 UOP 792 25 198 4,510 UOP 792 25 198 4,510																											
TOTALS		3,366 2,178 49,606								BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU																			
EXTRA FEATURES										7901 PODER PL, BRYCEVILLE																			
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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520														
2	0200	BARN WD 0-	0 100	32	43	1,376.00	SF	20.00	20.00	100	1993	1993	3	20	5,504														
8	1242	WD DECK A	0 100	0	0	160.00	SF	10.00	10.00	100	2003	2003	3	22	352														
9	0681	POLE SHED	0 100	66	12	792.00	SF	15.00	15.00	100	2014	2014	3	78	9,266														
10	0681	POLE SHED	0 100	21	12	252.00	SF	15.00	15.00	100	2014	2014	3	78	2,948														
11	0681	POLE SHED	0 100	17	12	204.00	SF	15.00	15.00	100	2014	2014	3	78	2,387														
LAND DESCRIPTION TOTAL OB/XF 22,977																													
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					
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000												
2	006000	A	PAST1/HAY	0			0.00	0.00	35.66	AC		1.00	1.00	1.00	440.00	440.00	15,690												
3	005600	A	TIMBER 3 SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	410.00	410.00	2,870												
4	009910	M	MKT.VAL.AG	0			0.00	0.00	42.66	AC		1.00	1.00	1.00	8,000.00	8,000.00	341,280												
REVIEW DATE 03/05/2020 BY TWA Total Acres: 43.66 Total Land Value: 48,560 Market: 341,280 Agricultural: 18,560 Common: 30,000 PRINTED 08/02/2023 BY SYS																													