

PT OR 690/827
R/W OR 953/1105
ESMT OR 986/874

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

2023

33-1N-24-0000-0001-0140



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	30	VINYL 100	0800	02	2,077	117.6000	82.32	170,979	1995	1995	0	0	65.00	35.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0												Heated Area: 2071 HX Base Yr														
Roof Cover	03	COMP SHNGL 100													VALUATION BY														
Interior Wall	05	DRYWALL 100													STANDARD														
Interior Floo	13	LVT/LAMMT 80													Tax Group: 6														
Interior Floo	11	CLAY TILE 20													Tax Dist:														
Air Condition	03	CENTRAL 100													BUILDING MARKET VALUE														
Heating Type	04	AIR DUCTED 100													TOTAL MARKET OB/XF VALUE														
Bedrooms		3 100													TOTAL LAND VALUE - MARKET														
Bathrooms		2 100													TOTAL MARKET VALUE														
Frame	02	WOOD FRAME 100													SOH/AGL Deduction														
Stories	1.	1. 100													ASSESSED VALUE														
Units		0 100	TOTAL EXEMPTION VALUE																										
Quality		03	Quality Level 03		BASE TAXABLE VALUE																								
DOR CODE		5000	IMPROVED AG		TOTAL JUST VALUE																								
MAP NUM			MKT AREA		08	NCON VALUE																							
NEIGHBORHOOD/LOC		8001.00	INCOME VALUE																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	PREVIOUS YEAR MKT VALUE																								
BAS	2,071	100	2,071	59,670																									
FOP	20	30	6	173																									
TOTALS		2,091	2,077	59,843																									
EXTRA FEATURES					13499 OPUS RD, BRYCEVILLE										BLD DATE 12/12/2008 JH LGL DATE 06/16/2023 MLU														
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	0681	POLE SHED	0	0 40 7	280.00	SF	11.25	11.25	100	1998	1998	3	27	851															
2	0940	SHEDS/PORT	0	0 12 8	96.00	SF	30.00	30.00	100	1999	1999	3	20	576															
3	1242	WD DECK A	0	0 16 13	208.00	SF	10.00	10.00	100	1992	1992	3	20	416															
4	0500	FP-PRE FAB	0	0 0 0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255															
5	0681	POLE SHED	0	0 40 24	960.00	SF	15.00	15.00	100	2019	2019	3	93	13,392															
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000												
2	006000	A	PAST1/HAY	0			0.00	0.00	1.60	AC		1.00	1.00	1.00	440.00	440.00	704												
3	009910	M	MKT. VAL. AG	0			0.00	0.00	1.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,000												
REVIEW DATE 03/05/2020 BY TWA Total Acres: 3.60 Total Land Value: 60,704 Market: 48,000 Agricultural: 704 Common: 60,000 PRINTED 08/02/2023 BY SYS																													

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