SE1/4 OF SE1/4
IN OR 1397/705
EX 2-17

EUBANKS ROBERT E REVOCABLE TRUST/EUBANKS ROBERT E
PO BOX 6
BRYCEVILLE, FL 32009-0006

**2024**

**03-1S-24-0000-0002-0130**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

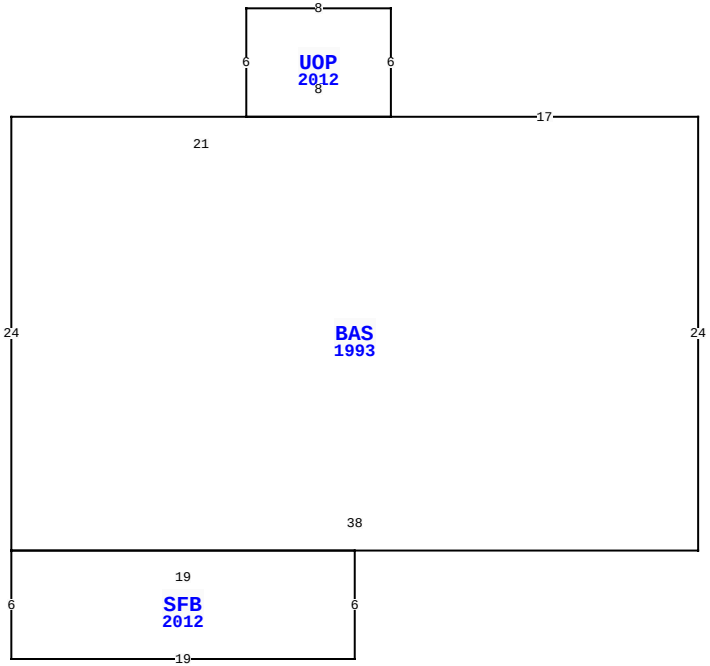
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 02 | WALL BOARD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 08 |
| NEIGHBORHOOD/LOC | 8001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 912 | 100 | 912 | 50,498 |
| SFB | 114 | 80 | 91 | 5,039 |
| UOP | 48 | 20 | 10 | 553 |
| TOTALS | 1,074 | | 1,013 | 56,090 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,013 | 92.8800 | 88.24 | 89,387 | 1985 | 1985 | 0 | 0 | 0 | 37.25 | 62.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 1003 HX Base Yr




11350 WATERLOO LN, BRYCEVILLE

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 56,090 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 28,800 |
| TOTAL MARKET VALUE | 84,890 |
| SOH/AGL Deduction | 5,583 |
| ASSESSED VALUE | 79,307 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 79,307 |
| TOTAL JUST VALUE | 84,890 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 82,718 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1397/0705 | 3/20/2006 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: EUBANKS ROBET E REV | | | | | | |
| 1212/1973 | 3/04/2004 | WD | U | I | 07 | 100 |
| GRANTOR: EUBANKS ROBERT E TRUS | | | | | | |
| GRANTEE: HILBRANT GINGER & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=2012] N6 W8 S6 E8$ W21 S24
SFB=[YR=2012] S6 E19 N6 W19$ E38 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000100 | C | SFR | 0 | 0007 | OR | 0.00 | 0.00 | 0.96 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 28,800 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.96 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 08/06/2024 BY SYS