

E1/3 OF S1/2 OF NW1/4 &
SW1/4 OF SW1/4 OF NE1/4
LYING W OF 121

KINARD KEVIN JASON L/E/
2557 POOR BOY DR
BRYCEVILLE, FL 32009

2024

04-1S-23-0000-0006-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	01	MINIMUM 80		
Interior Wall	05	DRYWALL 20		
Interior Floo	02	MIN PLYWD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
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	02	Quality Level 02		
DOR CODE		5000	IMPROVED AG	
MAP NUM			MKT AREA	09
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	51,164
UCP	540	20	108	7,674
UOP	72	20	14	995
TOTALS	1,332		842	59,834

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	842	93.2140	88.55	74,559	1973	1973	0	0	0	19.75	80.25	

1 SINGLE FAM - 100% - 0Heated Area: 720HX Base Yr

UCP

1993

18

30

18

BAS

1993

24

30

24

UOP

1993

6

12

6

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/15/2023ML