IN OR 2203/890
PARCELS 9-5 & 9-6
EX OR 156/384

**THORNTON ERNEST/DARVEAU TAMMY HAYSE**
2849 EASTWOOD DR
BRYCEVILLE, FL 32009

**2024**

**04-1S-23-0000-0009-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

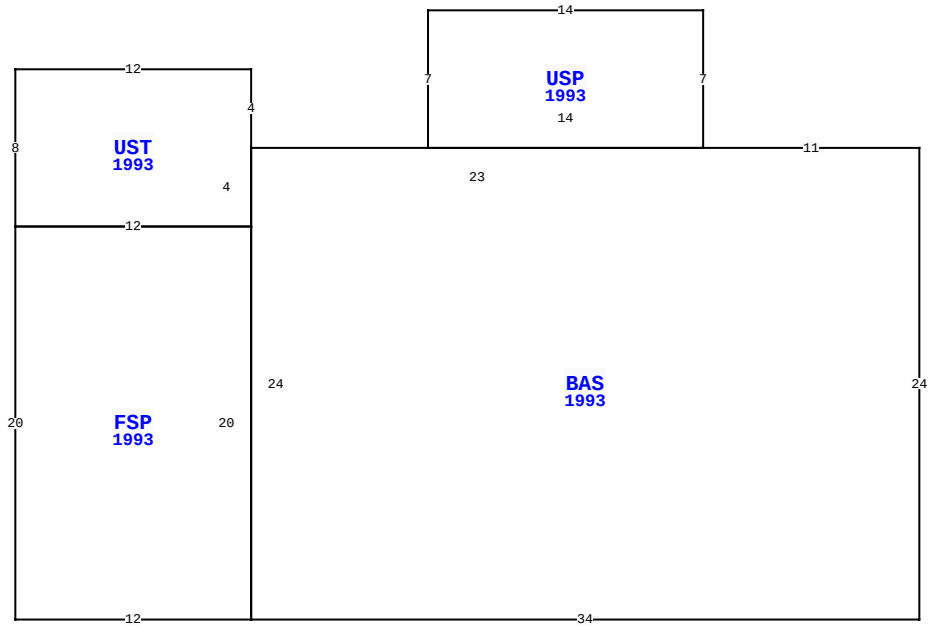
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 04 | PLYWOOD 20 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 | 01 | Quality Level 01 |
| 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 | 816 | 100 | 816 | 65,101 |
| FSP | 240 | 40 | 96 | 7,659 |
| USP | 98 | 30 | 29 | 2,313 |
| UST | 96 | 45 | 43 | 3,430 |
| TOTALS | 1,250 | | 984 | 78,504 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 984 | 104.0040 | 98.80 | 97,219 | 1965 | 1975 | 0 | 0 | 0 | 19.25 | 80.75 |

1 SINGLE FAM – 100% - 2019 Heated Area: 816 HX Base Yr 2019




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

2849 EASTWOOD DR, BRYCEVILLE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 78,504 |
| TOTAL MARKET OB/XF VALUE | | 945 |
| TOTAL LAND VALUE - MARKET | | 242,140 |
| TOTAL MARKET VALUE | | 139,941 |
| SOH/AGL Deduction | | 23,455 |
| ASSESSED VALUE | | 116,486 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 66,486 |
| TOTAL JUST VALUE | | 321,589 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 317,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7496 | CHNGE SRVC | 0 | 06/19/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2203/0890 | 6/11/2018 | WD | U | I | 37 | 100,000 |
| GRANTOR: VAZQUEZ ANTHONY & DOR | | | | | | |
| GRANTEE: THORNTON ERNEST ET | | | | | | |
| 1215/0747 | 3/15/2004 | WD | U | I | 06 | 40,000 |
| GRANTOR: BARNES JACK E | | | | | | |
| GRANTEE: VAZQUEZ ANTHONY & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W11 USP=[YR=1993] N7 W14 S7 E14$ W23
UST=[YR=1993] N4 W12 S8 FSP=[YR=1993] S20 E12 N20 W12$ E12
N4$ S24 E34 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1965 | 1965 | 3 | 27 | 945 | |

## LAND DESCRIPTION

TOTAL OB/XF 945

| 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 | 005000 | C | RURAL HOME | 100 | 0005 | OR | 0.00 | 0.00 | 2.70 | AC | | 1.00 | 1.00 | 0.70 | 30,000.00 | 21,000.00 | 56,700 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 9.76 | AC | | 1.00 | 1.00 | 0.70 | 555.00 | 388.50 | 3,792 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 9.76 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 185,440 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 12.46 Total Land Value: 60,492 Market: 185,440 Agricultural: 3,792 Common: 56,700 PRINTED 08/06/2024 BY SYS