PT OF SEC 04-1S-23E
IN OR 2061/1568

HOLMES DANIEL D L/E/
3069 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2024

04-1S-23-0000-0009-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

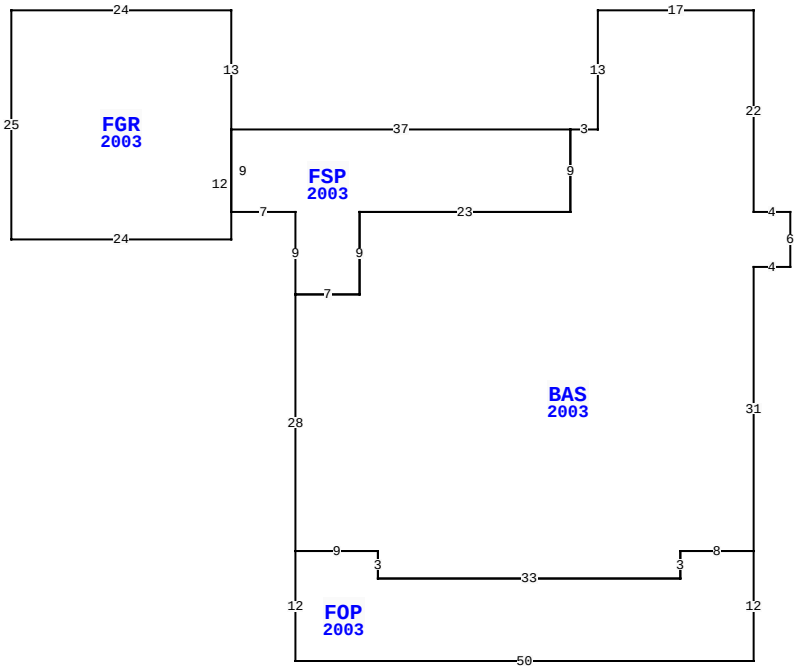
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100	2,311	230,896
FGR	600	55	330	32,971
FOP	501	30	150	14,987
FSP	396	40	158	15,786
TOTALS	3,808		2,949	294,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,949	116.2075	110.40	325,570	2003	2003	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2004 Heated Area: 2311 HX Base Yr 2004



3069 EASTWOOD DR, 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		294,641
TOTAL MARKET OB/XF VALUE		3,546
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		354,437
SOH/AGL Deduction		183,003
ASSESSED VALUE		171,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,434
TOTAL JUST VALUE		354,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029686	NEW CONSTR	178,950	05/01/2002
R024121	NEW CONSTR	4,000	05/01/2002
R024139	NEW CONSTR	28,000	05/01/2002
E973423	CHNGE SRVC	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1568	7/27/2016	LE	U	I	11	100
GRANTOR: HOLMES DANIEL D						
GRANTEE: HOLMES DANIEL D LIF						
1046/1836	3/28/2002	WD	U	V	07	100
GRANTOR: HOLMES EZRA L & ALICE						
GRANTEE: HOLMES DANIEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 S13 W3 FSP=[YR=2003] W37 FGR=[YR=2003] N13 W24 S25 E24 N12 $ S9 E7 S9 E7 N9 E23 N9 $ S9 W23 S9 W7 S28 FOP=[YR=2003] S12 E50 N12 W8 S3 W33 N3 W9 $ E9 S3 E33 N3 E8 N31 E4 N6 W4 N22 $.

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	0812	CONCRETE C	0	100	0	0	1,068.00	SF	4.00	4.00	100	2003	2003	3	83	3,546	

LAND DESCRIPTION

TOTAL OB/XF 3,546

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	0.75	30,000.00	22,500.00	56,250							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.50 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 08/06/2024 BY SYS