IN OR 2351/1755

BAILEY JEAN MARIE TRUST/BAILEY JEAN MARIE TRUSTEE
3020 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2024

04-1S-23-0000-0009-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

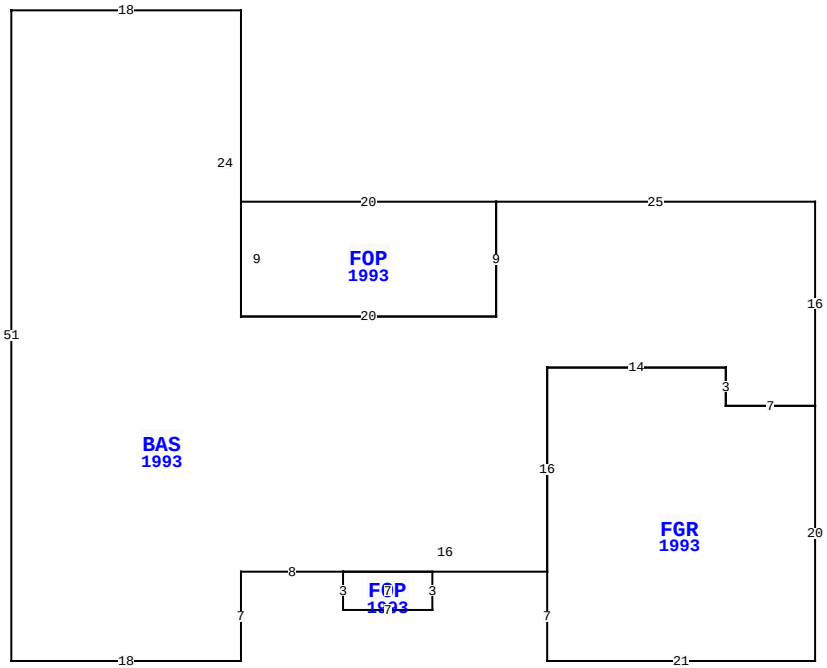
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,728	100	1,728	166,372
FGR	462	55	254	24,455
FOP	21	30	6	578
FOP	180	30	54	5,199
TOTALS	2,391		2,042	196,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	122.7303	116.59	238,077	1992	1992	0	0	0	17.42	82.58

1 SINGLE FAM – 100% - 2011 Heated Area: 1728 HX Base Yr 2011



3020 EASTWOOD DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		196,604
TOTAL MARKET OB/XF VALUE		31,210
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		344,814
SOH/AGL Deduction		169,250
ASSESSED VALUE		175,564
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,564
TOTAL JUST VALUE		344,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412581	GARAGE	30,960	01/04/2004
8223	NEW CONSTR	79,562	07/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/1447	9/21/2020	QC	U	I	11	100
GRANTOR: BAILEY JEFFREY JASON						
GRANTEE: BAILEY JEAN MARIE						
2351/1755	3/26/2020	WD	U	I	11	100
GRANTOR: BAILEY JEAN M						
GRANTEE: BAILEY JEAN MARIE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FOP=[YR=1993] W20 S9E20 N9$S9 W20N24 W18 S51 E18 N7 E8 FOP=[YR=1993] S3 E7 N3 W7$ E16 FGR=[YR=1993] S7 E21 N20 W7 N3 W14 S16$ N16 E14 S3 E7 N16$.

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	0200	BARN WD 0-	0	100	40	36	1,440.00	SF	20.00	20.00	100	1986	1986	3	20	5,760	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0810	CONCRETE A	0	100	0	0	538.00	SF	6.50	6.50	100	1992	1992	3	64	2,238	
4	1242	WD DECK A	0	100	0	0	1,311.00	SF	10.00	10.00	100	2004	2004	3	22	2,884	
5	0820	WOOD WALK	0	100	20	13	260.00	SF	11.75	11.75	100	2004	2004	3	40	1,222	
6	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2005	2005	3	40	10,080	
7	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2005	2005	3	24	1,498	
8	0681	POLE SHED	0	100	30	9	270.00	SF	15.00	15.00	100	2006	2006	3	44	1,782	
9	0510	GARAGE WD-	0	100	36	16	576.00	SF	28.00	28.00	100	1986	1986	3	20	3,226	

LAND DESCRIPTION

TOTAL OB/XF 31,210

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	4.68	AC		1.00	1.00	1.00	25,000.00	25,000.00	117,000							

REVIEW DATE 08/21/2019 BY TWA Total Acres: 4.68 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 08/06/2024 BY SYS