IN OR 666 PG 978
R583460 & R583461
CASE# 10-DR-798

BURNETT T W/TUMLIN RUBY DORIS
2748 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2024

04-1S-23-0000-0009-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

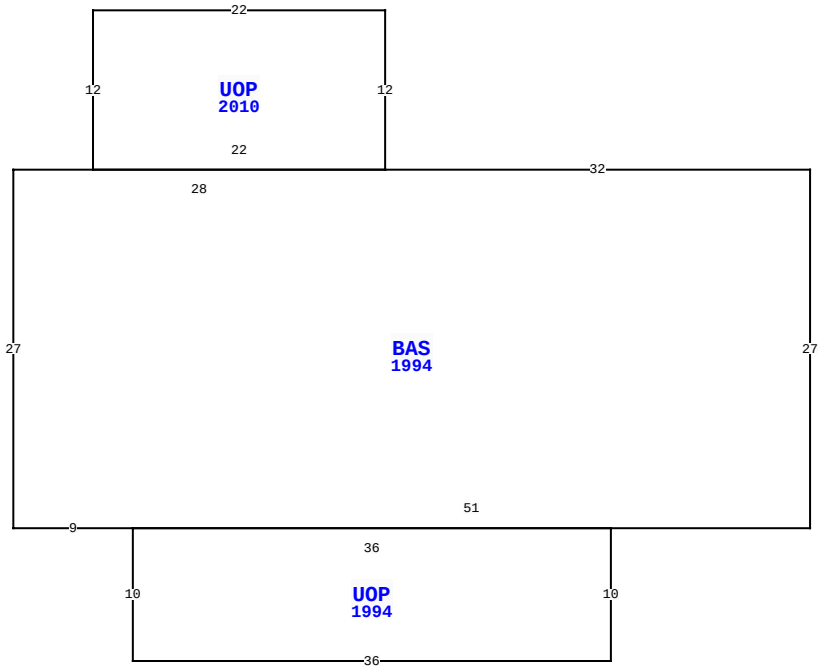
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	42,501
UOP	360	25	90	2,361
UOP	264	25	66	1,732
TOTALS	2,244		1,776	46,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,776	116.6000	87.45	155,311	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1995 Heated Area: 1620 HX Base Yr 1995



2748 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		46,593
TOTAL MARKET OB/XF VALUE		24,370
TOTAL LAND VALUE - MARKET		110,200
TOTAL MARKET VALUE		181,163
SOH/AGL Deduction		70,307
ASSESSED VALUE		110,856
TOTAL EXEMPTION VALUE	HX HB DD SL	110,856
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		181,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94435	MH MOVE-ON	31,000	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0666/0978	9/10/1992	WD	Q	I		20,000
GRANTOR: ALDAY & DUSTER						
GRANTEE: BURNETT & KELSOE						
0664/1759	8/11/1992	QC	U	I	06	100
GRANTOR: DUSTER LOWELL C						
GRANTEE: ALDAY T & DUSTER R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W32 UOP=[YR=2010] N12 W22 S12 E22$ W28 S27 E9
UOP=[YR=1994] S10E36 N10 W36$ E51 N27$.

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	1994	1994	3	76	2,660	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1994	1994	3	20	4,032	
3	0810	CONCRETE A	0	100	4	37	148.00	SF	6.50	6.50	100	1995	1995	3	70	673	
4	0812	CONCRETE C	0	100	0	0	1,482.00	SF	4.00	4.00	100	2005	2005	3	86	5,098	
5	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	2000	2000	3	20	144	
6	1242	WD DECK A	0	100	0	0	1,952.00	SF	10.00	10.00	100	2000	2000	3	20	3,904	
7	0350	CARPORT WD	0	100	24	13	312.00	SF	13.00	13.00	100	2000	2000	3	20	811	
8	0300	BOAT DCK W	0	100	14	10	140.00	SF	40.00	40.00	100	2000	2000	3	28	1,568	
9	0681	POLE SHED	0	100	15	15	225.00	SF	15.00	15.00	100	2012	2012	3	68	2,295	
10	0810	CONCRETE A	0	100	25	20	500.00	SF	6.50	6.50	100	2019	2019	3	98	3,185	

LAND DESCRIPTION

TOTAL OB/XF 24,370

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	5.80	AC		1.00	1.00	1.00	19,000.00	19,000.00	110,200							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.80 Total Land Value: 110,200 Market: 0 Agricultural: 0 Common: 110,200 PRINTED 08/06/2024 BY SYS