

IN OR 255/27
(EX 2-25 & OR 2486/385)
ESMT IN OR 691/1188

POTTER WARREN A
1501 GARFIELD PL
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0002-0200



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6										
Exterior Wall	15	CONC BLOCK 100	0900	01	2,503	88.1280	110.16	275,730	1975	1985	0	0	0	19.00	81.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2024									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
Interior Wall	04	PLYWOOD 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	07	CORK/VTILE 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3 100																							
Frame	03	MASONRY 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			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	2,024	100	2,024	180,601																					
UDG	784	55	431	38,458																					
UOP	240	20	48	4,283																					
TOTALS			3,048	2,503	223,341																				
EXTRA FEATURES			1501 GARFIELD PL, BRYCEVILLE																						
L N	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	0811	CONCRETE B	0	100	0	0	647.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,093									
2	0351	CARPORT MT	0	100	26	18	468.00	SF	6.90	6.90	100	2017	2017	3	78	2,519									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	OR	0.00	0.00	5.26	AC		1.00	1.00	1.00	19,000.00	19,000.00	99,940								
REVIEW DATE 12/16/2021 BY TW Total Acres: 5.26 Total Land Value: 99,940 Market: 0 Agricultural: 0 Common: 99,940 PRINTED 08/06/2024 BY SYS																									