PT OF SW1/4 OF NE1/4 OF
SEC 8-1S-23E IN OR 2486/385

POTTER ASHLEY NICOLE/FLOWERS KENNETH LOGAN
1501 GARFIELD PLACE
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0002-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,304
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	39,804
SOH/AGL Deduction	0
ASSESSED VALUE	39,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,804
TOTAL JUST VALUE	39,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002319	PRIVATE PROVIDER	324,250	02/27/2024
22016164	NEW CONSTR	324,250	10/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2592/0147	9/21/2022	QC	U	V	11	100
GRANTOR: POTTER WARREN ARCHIBA						
GRANTEE: POTTER ASHLEY NICOL						
2486/0385	7/31/2021	QC	U	V	11	100
GRANTOR: POTTER WARREN ARCHIBA						
GRANTEE: POTTER ASHLEY NICOL						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

GARFIELD PL, BRYCEVILLE

BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	24	864	
2	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	2005	2005	3	24	1,440	

LAND DESCRIPTION

TOTAL OB/XF 2,304

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	0		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500							

REVIEW DATE 06/25/2024 BY WW Total Acres: 1.25 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/06/2024 BY SYS