PT OF S1/2 OF SEC 8-1S-24E
IN OR 2617/173 BEING PARCEL 1
ESMT IN OR 2427/25

PEOPLES GAS SYSTEM INC
702 N FRANKLIN ST
TAMPA, FL 33602

2024

08-1S-24-0000-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/06/2021 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	79,290
TOTAL MARKET VALUE	79,290
SOH/AGL Deduction	0
ASSESSED VALUE	79,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,290
TOTAL JUST VALUE	79,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2617/0173	1/01/2023	QC	U	V	11	100
GRANTOR: PEOPLES GAS SYSTEM						
GRANTEE: PEOPLES GAS SYSTEM						
2420/1658	12/14/2020	QC	U	V	11	100
GRANTOR: BRP LLC						
GRANTEE: PEOPLES GAS SYSTEM						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009100	C	UTILITY	0		OR	0.00	0.00	8.81	AC		1.00	1.00	1.00	9,000.00	9,000.00	79,290							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 8.81 Total Land Value: 79,290 Market: 0 Agricultural: 0 Common: 79,290 PRINTED 08/06/2024 BY SYS