PT OF FRACL SE1/4 & PT OF
GOVT LOT 3 OF SEC 19-1S-24E
IN OR 1444/1096 & ESMT IN

BULLARD FRED W & MARCIA D
721 SAVANNAH LANE
BRYCEVILLE, FL 32009

2024

19-1S-23-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

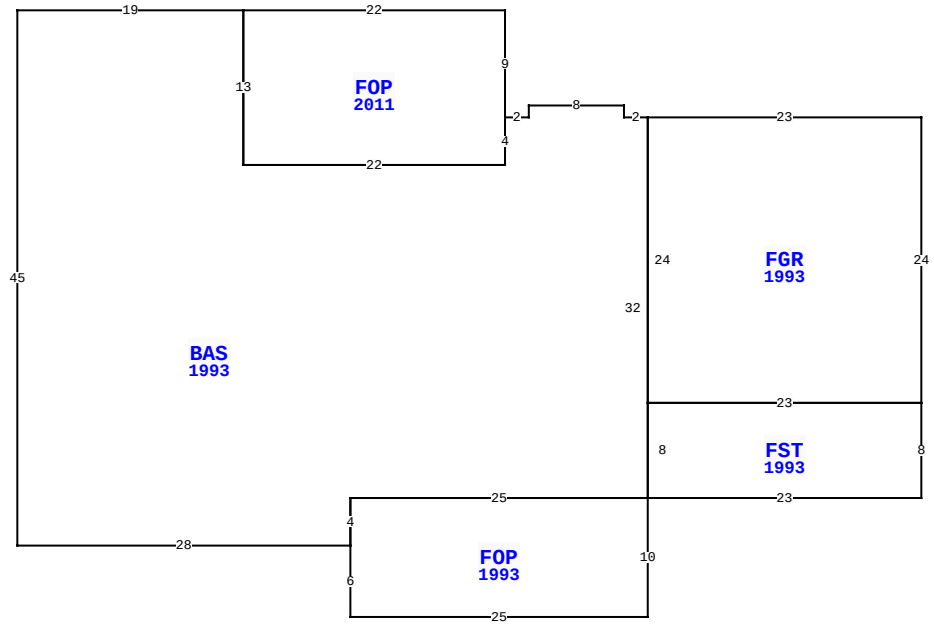
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	1,899	164,364
FGR	552	55	304	26,312
FOP	250	30	75	6,491
FOP	286	30	86	7,444
FST	184	55	101	8,742
TOTALS	3,171		2,465	213,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,465	121.8816	115.79	285,422	1988	1988	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 0 Heated Area: 1899 HX Base Yr



721 SAVANNAH LN, 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		213,353
TOTAL MARKET OB/XF VALUE		8,791
TOTAL LAND VALUE - MARKET		265,194
TOTAL MARKET VALUE		487,338
SOH/AGL Deduction		296,002
ASSESSED VALUE		191,336
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,336
TOTAL JUST VALUE		487,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3567	N/A	56,300	08/18/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1096	9/14/2006	WD	U	I	01	100

GRANTOR: BULLARD FRED W & DIAN

GRANTEE: BULLARD FRED W & MA

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 BAS=[YR=1993] W2 N1 W8 S1 W2 FOP=[YR=2011] N9 W22 S13 E22 N4 $ S4 W22 N13 W19 S45 E28 FOP=[YR=1993] S6 E25 N10 FST=[YR=1993] E23 N8 W23 S8 $ W25 S4 $ N4 E25 N32 $ S24 E23 N24 $.

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	1988	1988	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	759.00	SF	5.20	5.20	100	1992	1992	3	64	2,526	
3	0350	CARPORT WD	0	100	43	30	1,290.00	SF	13.00	13.00	100	2005	2005	3	24	4,025	

LAND DESCRIPTION

TOTAL OB/XF 8,791

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.35	30,000.00	40,500.00	40,500							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	8.76	AC		1.00	1.00	1.35	19,000.00	25,650.00	224,694							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 9.76 Total Land Value: 265,194 Market: 0 Agricultural: 0 Common: 265,194 PRINTED 08/06/2024 BY SYS