IN OR 642/180
ESMT OR 1125/355

MULDER KELLY J & TINA R
8450 HIGHWAY 301
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

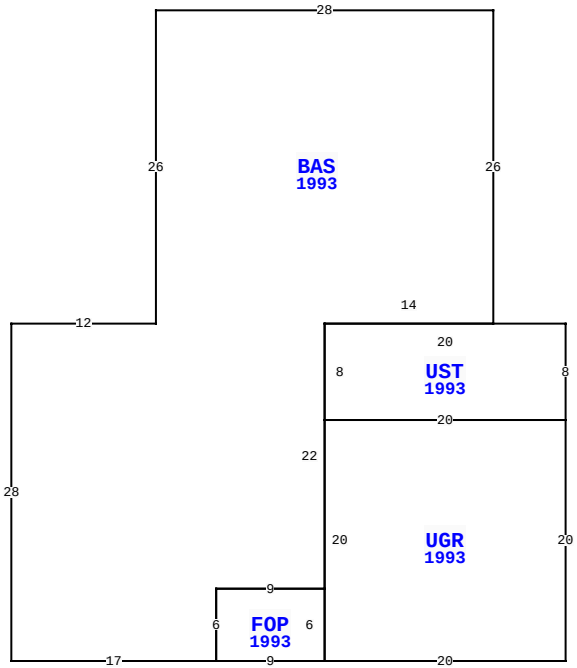
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,402	100	1,402	101,162
FOP	54	30	16	1,154
UGR	400	45	180	12,988
UST	160	45	72	5,195
TOTALS	2,016		1,670	120,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	98.1000	93.20	155,644	1975	1975	0	0	0	22.58	77.42

1 SINGLE FAM – 0% - 0 Heated Area: 1402 HX Base Yr



8450 HWY 301, BRYCEVILLE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE			LAND DATE	06/16/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		547,556
TOTAL MARKET OB/XF VALUE		98,784
TOTAL LAND VALUE - MARKET		113,050
TOTAL MARKET VALUE		759,390
SOH/AGL Deduction		331,714
ASSESSED VALUE		427,676
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,676
TOTAL JUST VALUE		759,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		741,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25661	NEW CONSTR	0	12/01/2012
R1213194	REPAIR/RRF	7,000	10/01/2012
B0311188	NEW CONSTR	229,819	01/05/2003
4104	H/AC	3,000	02/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0642/0180	11/25/1991	WD	U	I	05	39,000
GRANTOR: SEC HOUSNG URBAN DEV						
GRANTEE: MULDER KELLY & TINA						
0628/1039	6/13/1991	WD	U	I	02	51,000
GRANTOR: ANCHOR MORTGAGE SERV						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S26 W12 S28 E17 FOP=[YR=1993] E9
UGR=[YR=1993] E20 N20 UST=[YR=1993] N8 W20 S8E20$ W20S20$ N6 W9S6$ N6 E9 N22 E14 N26$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	1,860	
2	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	2005	2005	3	24	192	
3	0812	CONCRETE C	0	100	0	0	1,875.00	SF	4.00	4.00	100	2005	2005	3	86	6,450	
4	0681	POLE SHED	0	0	19	10	190.00	SF	15.00	15.00	100	2001	2001	3	29	827	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
6	0861	POOL GUNIT	0	100	0	0	800.00	SF	85.00	85.00	100	2011	2011	3	64	43,520	
7	0855	CONC PAVER	0	100	0	0	2,282.00	SF	7.00	7.00	100	2011	2011	3	92	14,696	
8	0462	ST/AL FNC	0	100	0	0	1,152.00	SF	10.00	10.00	100	2011	2011	3	64	7,373	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	81	486	
10	0681	POLE SHED	0	100	40	60	2,400.00	SF	15.00	15.00	100	2010	2010	3	60	21,600	

TOTAL OB/XF 98,784

LAND DESCRIPTION

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.50	AC		1.00	1.00	0.90	19,000.00	17,100.00	94,050							

REVIEW DATE 05/14/2020 BY TWA Total Acres: 6.50 Total Land Value: 113,050 Market: 0 Agricultural: 0 Common: 113,050 PRINTED 08/06/2024 BY SYS

IN OR 642/180
ESMT OR 1125/355

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BUILDING CHARACTERISTICS

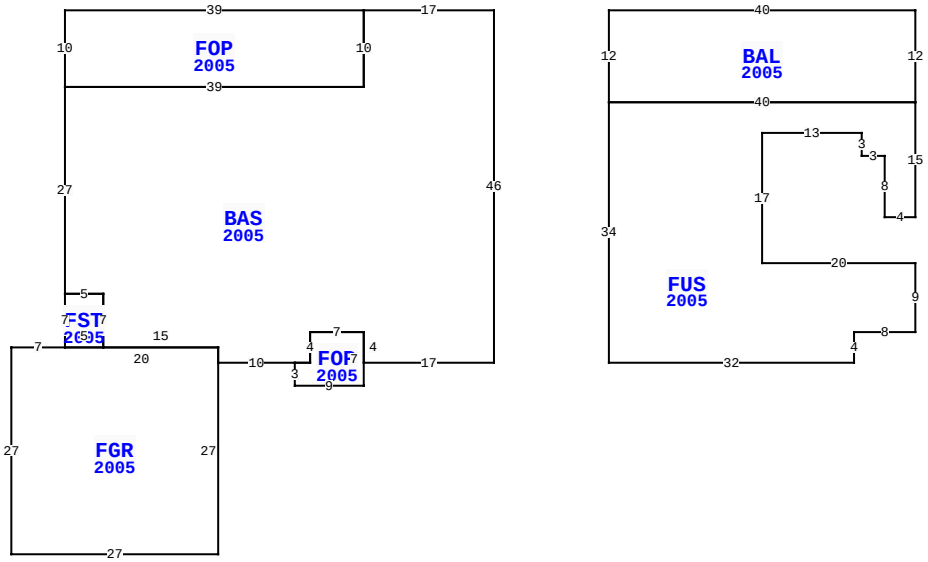
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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
BAL	480	15	72	8,202
BAS	2,083	100	2,083	237,278
FGR	729	55	401	45,679
FOP	55	30	16	1,823
FOP	390	30	117	13,328
FST	35	55	19	2,164
FUS	1,041	100	1,041	118,582
TOTALS	4,813		3,749	427,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,749	105.3550	131.69	493,706	2005	2005	0	0	0	13.50	86.50

2 SNGL FAM – 100% - 0 Heated Area: 3124 HX Base Yr



8450 HWY 301, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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NASSAU COUNTY PROPERTY

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GRANTOR: ANCHOR MORTGAGE SERV						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] W39 S10 E39 N10 $ S10 W39 S27 FST=[YR=2005] S7 FGR=[YR=2005] W7 S27 E27 N27 W20 $ E5 N7 W5 $ E5 S7 E15 S2 E10 FOP=[YR=2005] S3 E9 N7 W7 S4 W2 $ E2 N4 E7 S4 E17 N46 $ PTR= E15 BAL=[YR=2005] E40 S12 FUS=[YR=2005] S15 W4 N8 W3 N3 W13 S17 E20 S9 W8 S4 W32 N34 E40 $ W40 N12 $ W15 $.

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

REVIEW DATE 05/14/2020 BY TWA Total Acres: 6.50 Total Land Value: 113,050 Market: 0 Agricultural: 0 Common: 113,050 PRINTED 08/06/2024 BY SYS