

BLACK JAMES ARTHUR & JACQUELINE M
2989 BLACKWAY LANE
BRYCEVILLE, FL 32009

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		30	VINYL 100		0820	02	1,609	159.6400	111.75	179,806	1993	1998		0		0	58.00	42.00	VALUATION BY STANDARD																				
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 0														Heated Area: 1609 HX Base Yr																				
Roof Cover		12	MODULAR MT 100		27 27 60 12 4 5 7 32 BAS 1993														VALUATION BY TAX GROUP: 6 TAX DIST:																				
Interior Wall		05	DRYWALL 100																BUILDING MARKET VALUE 75,519																				
Interior Floo		14	CARPET 70																TOTAL MARKET OB/XF VALUE 7,119																				
Interior Floo		08	SHT VINYL 30																TOTAL LAND VALUE - MARKET 52,800																				
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE 135,438																				
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction 47,383																				
Bedrooms			3 100																ASSESSED VALUE 88,055																				
Bathrooms			2 100																TOTAL EXEMPTION VALUE HX HB 50,000																				
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE 38,055																				
Stories		1.	1. 100																TOTAL JUST VALUE 135,438																				
Units			0 100		NCON VALUE 0																																		
					INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE 133,475																																		
Quality		06	Quality Level 06																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA												09																								
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,609	100	1,609	75,519																																			
TOTALS					1,609		1,609	75,519																															
EXTRA FEATURES					2989 BLACKWAY LN, BRYCEVILLE															BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1992	1992	3	20	4,032																								
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590																								
3	0752	USP	0 100	18	8	144.00	SF	15.00	15.00	100	1995	1995	3	23	497																								
LAND DESCRIPTION										TOTAL OB/XF										7,119																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.76	AC		1.00	1.00	1.00	30,000.00	30,000.00	52,800																						
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