PT OF SE1/4 OF SEC 28-1N-24E
IN OR 2195/1063
ESMT OR 2195/1061

VENTURA ANTHONY J & KATIE E
8642 HARPER CROSSING PLACE
BRYCEVILLE, FL 32009

2024

28-1N-24-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

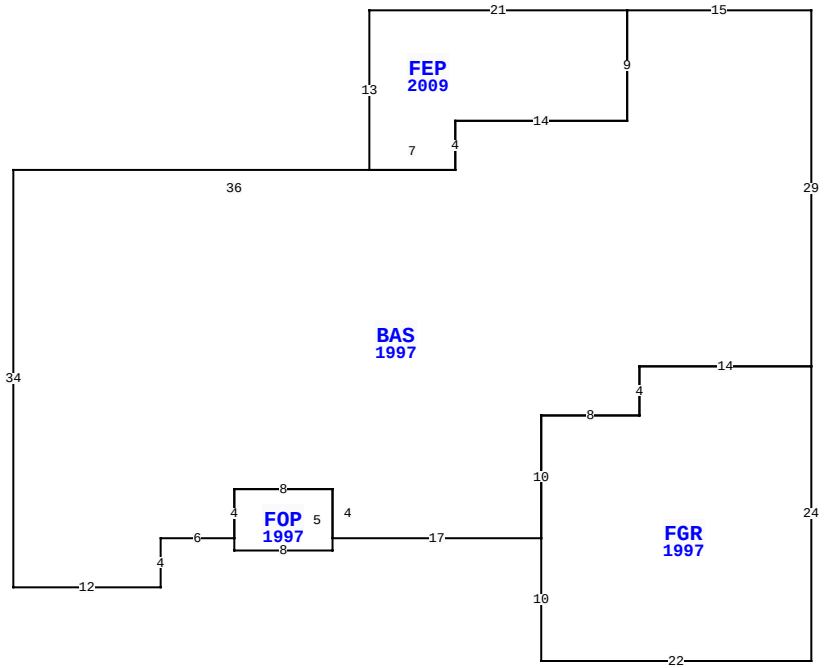
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,941	100	1,941	217,931
FEP	217	80	174	19,536
FGR	496	55	273	30,652
FOP	40	30	12	1,347
TOTALS	2,694		2,400	269,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,400	100.3618	125.45	301,080	1997	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2019 Heated Area: 1941 HX Base Yr 2019



8642 HARPER CROSSING PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		293,886
TOTAL MARKET OB/XF VALUE		10,749
TOTAL LAND VALUE - MARKET		128,160
TOTAL MARKET VALUE		432,795
SOH/AGL Deduction		127,777
ASSESSED VALUE		305,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,018
TOTAL JUST VALUE		432,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003938	REPAIR/RRF	3,800	06/26/2017
B22578	ADDITION	3,500	06/01/2009
B0618079	GARAGE	13,911	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/1063	5/03/2018	WD	Q	I	01	335,000
GRANTOR: HASTINGS ROBERT O II						
GRANTEE: VENTURA ANTHONY JAM						
1301/0710	3/11/2005	WD	Q	I		224,000
GRANTOR: RADFORD ROBIN E & DON						
GRANTEE: HASTINGS ROBERT O I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FEP=[YR=2009] W21 S13 E7 N4 E14 N9$ S9 W14 S4 W36 S34 E12 N4 E6 FOP=[YR=1997] S1 E8 N5 W8 S4$ N4 E8 S4 E17 FGR=[YR=1997] S10 E22 N24 W14 S4 W8 S10$ N10 E8 N4 E14 N29$.

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	0812	CONCRETE C	0	100	0	0	1,024.00	SF	4.00	4.00	100	1998	1998	3	75	3,072	
2	0940	SHEDS/PORT	0	100	12	9	108.00	SF	19.50	19.50	100	1998	1998	3	20	421	
3	0811	CONCRETE B	0	100	24	23	552.00	SF	5.20	5.20	100	2006	2006	3	87	2,497	
4	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2006	2006	3	44	1,267	
5	0200	BARN WD 0-	0	100	36	12	432.00	SF	15.00	15.00	100	2001	2001	3	29	1,879	
6	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2009	2009	3	56	1,613	

LAND DESCRIPTION

TOTAL OB/XF 10,749

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	8.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	128,160							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 8.01 Total Land Value: 128,160 Market: 0 Agricultural: 0 Common: 128,160 PRINTED 08/06/2024 BY SYS

PT OF SE1/4 OF SEC 28-1N-24E
IN OR 2195/1063
ESMT OR 2195/1061

VENTURA ANTHONY J & KATIE E
8642 HARPER CROSSING PLACE
BRYCEVILLE, FL 32009

2024

28-1N-24-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

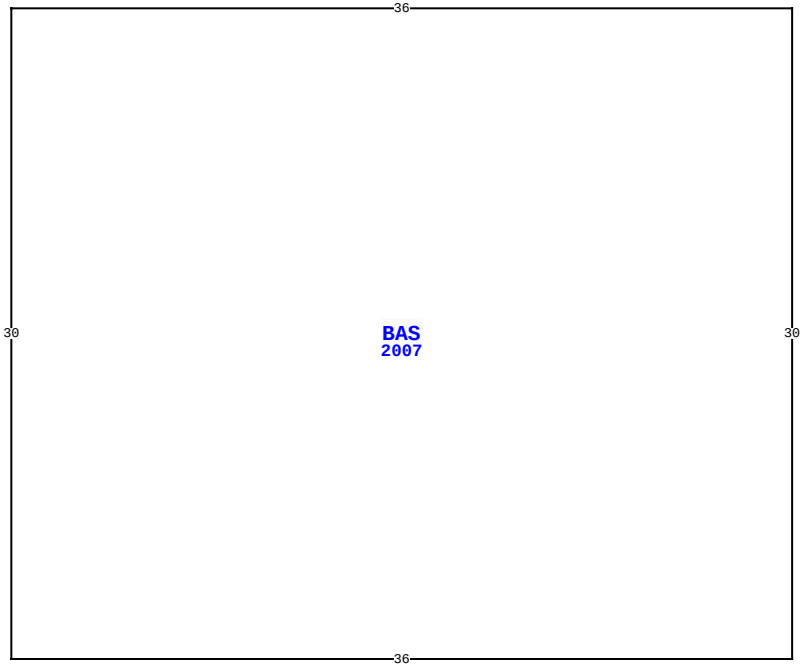
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	24,419
TOTALS	1,080		1,080	24,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	85.0000	29.75	32,130	2006	2006	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2019 Heated Area: 1080 HX Base Yr 2019



8642 HARPER CROSSING PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		293,886
TOTAL MARKET OB/XF VALUE		10,749
TOTAL LAND VALUE - MARKET		128,160
TOTAL MARKET VALUE		432,795
SOH/AGL Deduction		127,777
ASSESSED VALUE		305,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,018
TOTAL JUST VALUE		432,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/1063	5/03/2018	WD	Q	I	01	335,000
GRANTOR: HASTINGS ROBERT O II						
GRANTEE: VENTURA ANTHONY JAM						
1301/0710	3/11/2005	WD	Q	I		224,000
GRANTOR: RADFORD ROBIN E & DON						
GRANTEE: HASTINGS ROBERT O I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W36 S30 E36 N30$.

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 08/17/2022 BY TWA Total Acres: 8.01 Total Land Value: 128,160 Market: 0 Agricultural: 0 Common: 128,160 PRINTED 08/06/2024 BY SYS