HARPER WINSTON L/E/
PO BOX 180
BRYCEVILLE, FL 32009-0180

2024

30-1S-24-0000-0012-0020

BUILDING CHARACTERISTICS

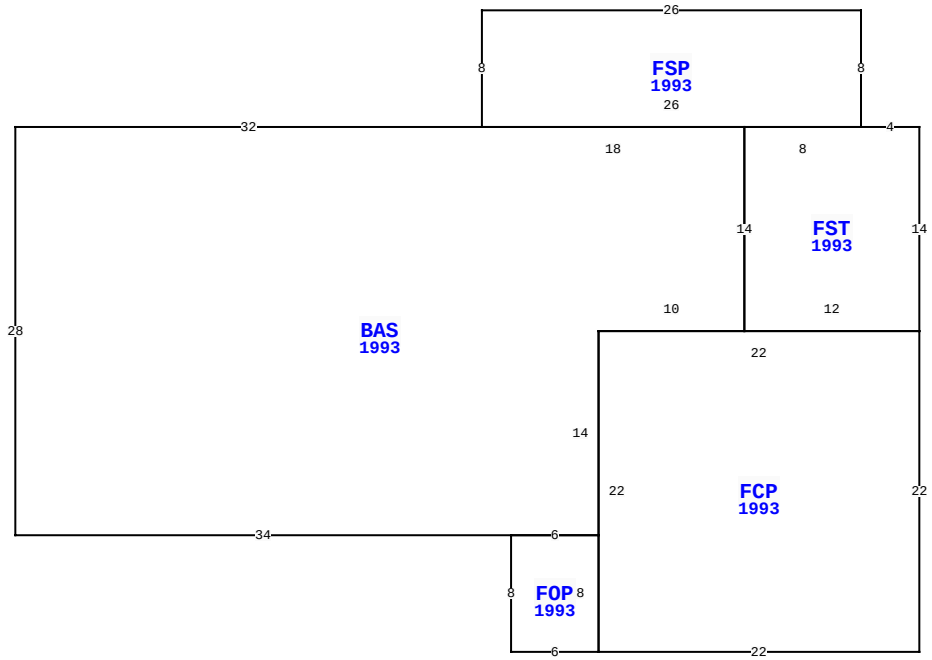
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,260	100	1,260	85,454
FCP	484	25	121	8,206
FOP	48	30	14	950
FSP	208	40	83	5,629
FST	168	55	92	6,239
TOTALS	2,168		1,570	106,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,570	101.6940	96.61	151,678	1978	1983	0	0	0	29.80	70.20

1 SINGLE FAM – 100% - 0 Heated Area: 1260 HX Base Yr



7590 DEMPS LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		106,478
TOTAL MARKET OB/XF VALUE		12,822
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		179,300
SOH/AGL Deduction		95,219
ASSESSED VALUE		84,081
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		29,081
TOTAL JUST VALUE		179,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615651	REPAIR/RRF	9,500	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2548/0081	3/18/2022	LE	U	I	14	100
GRANTOR: HARPER WINSTON						
GRANTEE: HARPER WINSTON L/E						
0101/0422	1/01/1970	TA	Q	V		2,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W4 FSP=[YR=1993] N8 W26 S8 BAS=[YR=1993] W32 S28 E34 FOP=[YR=1993] S8 E6FCP=[YR=1993] E22 N22 W22S22$ N8W6$ E6 N14 E10 N14 W18$ E26$ W8 S14 E12 N14$.

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	0681	POLE SHED	0	100	0	0	336.00	SF	15.00	15.00	100	1980	1980	3	20	1,008	
2	0681	POLE SHED	0	100	40	28	1,120.00	SF	15.00	15.00	100	1980	1980	3	20	3,360	
3	0752	USP	0	100	30	12	360.00	SF	15.00	15.00	100	1983	1983	3	20	1,080	
4	0511	GARAGE CB-	0	100	30	12	360.00	SF	40.00	40.00	100	1983	1983	3	41	5,904	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 12,822

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	RSF-2	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 03/27/2024 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS