IN OR 1819/1382
(EX 12-6 & 12-7 & 12-8)
R/W ESMT OR 330/683

EUBANKS ROBERT E TRUSTEE
PO BOX 6
BRYCEVILLE, FL 32009

2024

30-1S-24-0000-0012-0050

BUILDING CHARACTERISTICS

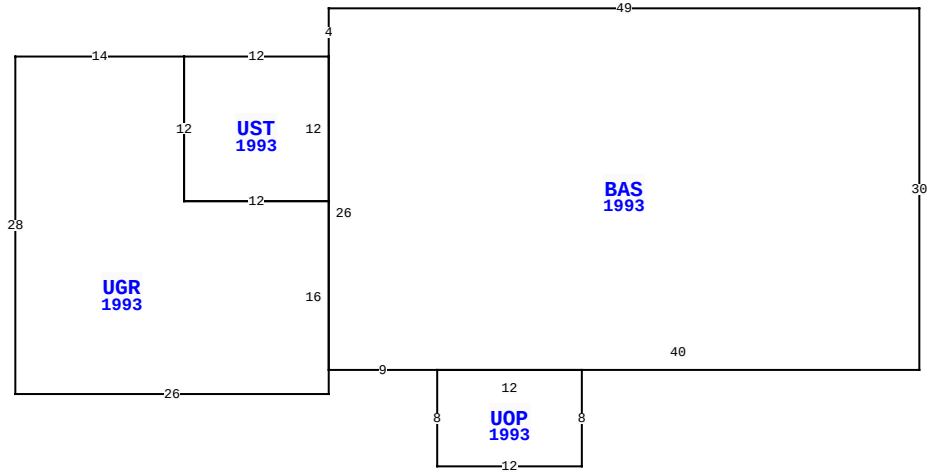
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	01	Quality Level 01
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	1,470	100	1,470	99,430
UGR	584	45	263	17,789
UOP	96	20	19	1,285
UST	144	45	65	4,396
TOTALS	2,294		1,817	122,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,817	97.2000	92.34	167,782	1945	1945	0	0	0	26.75	73.25

1 SINGLE FAM – 0% - 0 Heated Area: 1470 HX Base Yr



7474 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	122,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	39,600
TOTAL MARKET VALUE	162,500
SOH/AGL Deduction	12,553
ASSESSED VALUE	149,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,947
TOTAL JUST VALUE	162,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1819/1382	10/09/2012	QC	U	I	11	100
GRANTOR: AVERY PATRICIA A						
GRANTEE: EUBANKS ROBERT E TR						
1410/1657	5/09/2006	WD	U	I	18	100
GRANTOR: AVERY MELVIN AND PATR						
GRANTEE: AVERY L/E & EUBANKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S4 UST=[YR=1993] W12 UGR=[YR=1993] W14 S28 E26 N16 W12 N12$ S12 E12 N12$ S26 E9 UOP=[YR=1993] S8 E12 N8 W12$ E40 N30 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0	0007	RSF-2	0.00	0.00	1.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,600							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 1.32 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 08/06/2024 BY SYS