

PT OF N1/4 OF SEC 30-1S-24E
IN OR 1663/1994 & ESMT IN
OR 1934/1529

CARR LAUREN
8030 RAILROAD ROAD
BRYCEVILLE, FL 32009

2024

30-1S-24-0000-0018-0020



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 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	174,899
FGR	432	55	238	23,478
FOP	192	30	58	5,721
FUS	921	100	921	90,852
PTO	270	5	14	1,381

TOTALS	3,588		3,004	296,332
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R

1	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0812	CONCRETE C	0	100	0	0	1,835.00	SF	4.00
4	1242	WD DECK A	0	100	17	16	272.00	SF	10.00
5	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00
6	0812	CONCRETE C	0	100	0	0	2,325.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.50

REVIEW DATE	07/29/2019	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,004	89.4240	111.78	335,787	1999	1999	0	0	11.75	88.25
1 SNGL FAM - 100% - 0 Heated Area: 2694 HX Base Yr											

8030 RAILROAD RD, BRYCEVILLE	BLD DATE	LGL DATE	06/16/2023	MLU
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XF DATE	INC DATE	LAND DATE	AG DATE

TOTAL OB/XF									
24,002									

Total Acres: 3.50	Total Land Value: 87,500	Market: 0	Agricultural: 0	Common: 87,500
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		296,332
TOTAL MARKET OB/XF VALUE		24,002
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		407,834
SOH/AGL Deduction		207,462
ASSESSED VALUE		200,372
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		150,372
TOTAL JUST VALUE		407,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24747	REMODEL	6,368	05/01/2011
B995917	NEW CONSTR	135,000	01/03/1999
6279	XF0B	20,250	02/12/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1934/1525	8/27/2014	QC	U	V	11	1,800
GRANTOR: CARR RONALD LEWIS & L						
GRANTEE: CSX TRANSPORTATION						
1663/1994	2/16/2010	QC	U	I	30	100
GRANTOR: CARR RONALD LEWIS						
GRANTEE: CARR RONALD LEWIS &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1999] W27 BAS=[YR=1999] W13 S18 FGR=[YR=1999] W15 S20 E23 N6 W2 N14 W6\$ E6 S14 E2 S13 FOP=[YR=1999] S6 E32 N6 W32\$ E32 N7 E19 N20 W2 N3 W17 N5 W27 N10\$ S10 E27 N10 \$ PTR=E30 FUS=[YR=1999] E32 S15 W9 S7 E9 S10 W4 S5 W4 N5 W4 N10 W8 S10 W3 S5 W4 N5 W5 N32\$ W30 \$.									