

DILLHYON ELOUISE C &/TOLLIK SHANNON D
8106 RAILROAD RD
BRYCEVILLE, FL 32009

30-1S-24-0000-0021-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
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		0200	01	1,705	108.0000	86.40	147,312	2021	2021	0	0	0	0.50	99.50	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100		2 SFR MODULR - 100% - 0										Heated Area: 1612					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		31 52 52 31 19 19 31 31 BAS 2021 FOP 2021										BUILDING MARKET VALUE					146,575														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					1,382														
Interior Floor		13	LVT/LAMNT 100												TOTAL LAND VALUE - MARKET					74,400														
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE					222,357														
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction					37,244														
Bedrooms			3 100												ASSESSED VALUE					185,113														
Bathrooms			2 100												TOTAL EXEMPTION VALUE					HX HB VX WX 60,000														
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE					125,113														
Stories		0	0 100												TOTAL JUST VALUE					222,357														
Units			0 100												NCON VALUE					0														
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					214,060																								
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	1,612	100	1,612	138,581																														
FOP	310	30	93	7,995																														
TOTALS		1,922		1,705	146,575	8106 RAILROAD RD, BRYCEVILLE										BLD DATE				LGL DATE		06/13/2023		MLU										
EXTRA FEATURES										XF DATE				LAND 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	0351	CARPORT MT	0 100	24	24	576.00	SF	10.00	10.00	100	2005	2005	3	24	1,382																			