PT OR 690/827
R/W IN OR 953/1105
ESMT OR 986/874

BUSTION GERALD W & CYNTHIA A
7901 PODER PLACE
BRYCEVILLE, FL 32009

2024

33-1N-24-0000-0001-0050

BUILDING CHARACTERISTICS

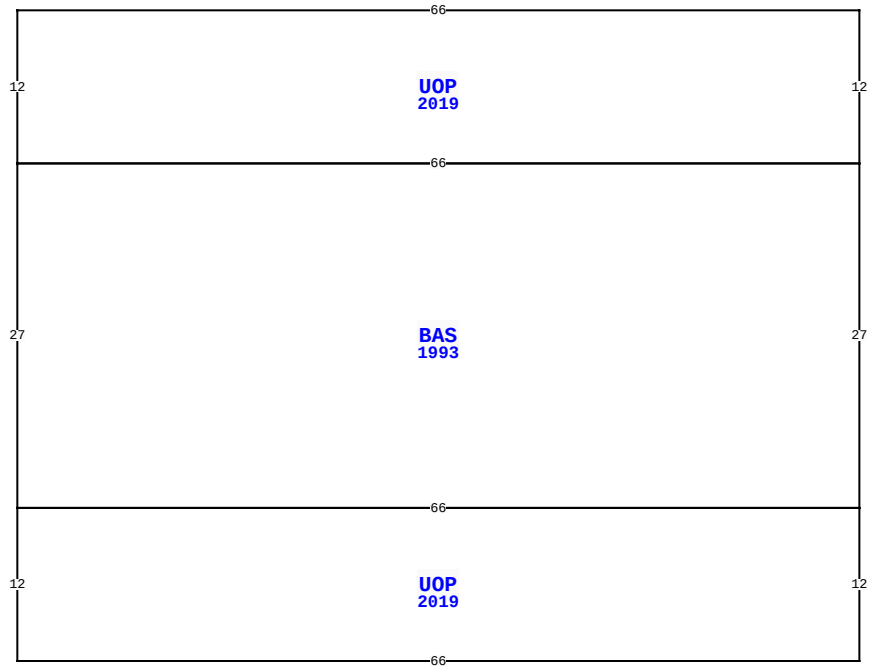
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	43,709
UOP	792	25	198	4,856
UOP	792	25	198	4,856
TOTALS	3,366		2,178	53,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,178	116.8000	81.76	178,073	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1782 HX Base Yr



7901 PODER PL, 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		53,422
TOTAL MARKET OB/XF VALUE		22,330
TOTAL LAND VALUE - MARKET		371,280
TOTAL MARKET VALUE		121,851
SOH/AGL Deduction		39,843
ASSESSED VALUE		82,008
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,008
TOTAL JUST VALUE		447,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5006	CO ISSUED	0	10/01/2007
MH5006	MH MOVE-ON	0	10/01/2007
P12760	OTHER	0	10/01/2007
E19922	ELEC OTHER	0	08/01/2007
MH013421	MH MOVE-ON	0	02/01/2001
MH003337	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0690/0827	10/14/1993	QC	U	V	09	78,000
GRANTOR: DUFFORD KENNETH TRTE						
GRANTEE: BUSTION GERALD & C						
0617/0162	1/15/1991	TD	U	V	01	100
GRANTOR: DUFFORD KENNETH C						
GRANTEE: DUFFORD KENNETH TRU						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W66 S12 BAS=[YR=1993] S27 UOP=[YR=2019] S12 E66 N12 W66$ E66 N27 W66$ E66 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0200	BARN WD 0-	0	100	32	43	1,376.00	SF	20.00	20.00	100	1993	1993	3	20	5,504	
3	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2003	2003	3	21	336	
4	0681	POLE SHED	0	100	66	12	792.00	SF	15.00	15.00	100	2014	2014	3	75	8,910	
5	0681	POLE SHED	0	100	21	12	252.00	SF	15.00	15.00	100	2014	2014	3	75	2,835	
6	0681	POLE SHED	0	100	17	12	204.00	SF	15.00	15.00	100	2014	2014	3	75	2,295	

LAND DESCRIPTION

TOTAL OB/XF 22,330

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	35.66	AC		1.00	1.00	1.00	370.00	370.00	13,194							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	415.00	415.00	2,905							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	42.66	AC		1.00	1.00	1.00	8,000.00	8,000.00	341,280							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 43.66 Total Land Value: 46,099 Market: 341,280 Agricultural: 16,099 Common: 30,000 PRINTED 08/06/2024 BY SYS