IN SECT 33-1N-24 &
FRACT IN SECT 32-1N-24
PT OR 690 PG 827

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

2024

33-1N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,550
TOTAL MARKET VALUE	2,407
SOH/AGL Deduction	0
ASSESSED VALUE	2,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,407
TOTAL JUST VALUE	122,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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: BUSION GERALD & C A						
0688/1683	9/22/1993	QC	U	V		4,100
GRANTOR: CSX TRANSPORTATION						
GRANTEE: DUFFORD KENNETH C						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	0.45	AC		1.00	1.00	1.00	415.00	415.00	187							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.45	AC		1.00	1.00	1.00	19,000.00	19,000.00	122,550							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 6.45 Total Land Value: 2,407 Market: 122,550 Agricultural: 2,407 Common: 0 PRINTED 08/06/2024 BY SYS