

**MULLINS GARY A & KATHERINE L**  
PO BOX 74  
BRYCEVILLE, FL 32009-0074

**33-1N-24-2050-0027-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05

AVERAGE 100

03

GABLE/HIP 100

03

Roof Cover

03

Interior Wall

05

Drywall 100

14

Interior Floor

03

CARPET 100

04

Air Condition

03

Heating Type

04

Bedrooms

3 100

Bathrooms

2 100

Frame

WOOD FRAME 100

Stories

2. 100

Units

0 100

BUD8 Adjustme

DIST 1D 100

Occupancy

NONE 100

Quality

05

Quality Level

05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,650

100

1,650

153,916

FOP

286

30

86

8,023

FUS

285

100

285

26,585

UOP

16

20

3

280

UOP

32

20

6

560

TOTALS

2,269

2,030

189,363

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

1

1242

WD DECK A

0 100

0

0

500.00

SF

10.00

10.00

100

1999

1999

3

20

1,000

2

0510

GARAGE WD-

0 100

24

22

528.00

SF

35.00

35.00

100

1999

1999

3

27

4,990

3

0752

USP

0 100

22

10

220.00

SF

15.00

15.00

100

1989

1989

3

20

660

4

0937

WELL

0 100

0

0

1.00

UT

6,000.00

6,000.00

100

1989

1989

3

100

6,000

5

0936

SEPTC TANK

0 100

0

0

1.00

UT

6,000.00

6,000.00

100

1989

1989

3

100

6,000

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

100

0004

OR

0.00

0.00

1.22

AC

1.00

1.00

1.00

30,000.00

30,000.00

36,600

2

000100

C

SFR

100

OR

0.00

0.00

1.30

AC

1.00

1.00

1.00

30,000.00

30,000.00

39,000

REVIEW DATE

09/30/2020

BY

TWA

Total Acres:

2.52

Total Land Value:

75,600

Market:

0

Agricultural:

0

Common:

75,600

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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

0100

01

2,030

113.1900

107.53

218,286

1996

1996

0

0

13.25

86.75

1 SINGLE FAM - 100% - 0

Heated Area: 1935

HX Base Yr

Area Diagram

Basement Area: BAS 1996

Upper Level Area: UQP 1996

Front Porch Area: FOP 1996

Back Yard Area: FUS 1996

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

2576 US HWY 301, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

189,363

18,650

75,600

283,613

113,805

169,808

50,000

119,808

283,613

0

275,359

PERMIT NUM

DESCRIPTION

AMT

ISSUED

19003161

DEMOLITION

54

03/29/2019

R1313623

REPAIR/RRF

0

09/01/2013

B9602758

NEW CONSTR

90,000

01/01/1996

3064

H/AC

0

06/28/1989

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2115/0471

4/21/2017

QC U

I

11

30,000

GRANTOR: GODWIN JAMES E & BETT

GRANTEE: MULLINS GARY & KATH

0754/1077

3/20/1996

WD U

I

06

100

GRANTOR: MULLINS KATHERINE L

GRANTEE: MULLINS GARY & KATH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W17 UOP=[YR=1996] N4 W8 S4 E8\$ W27 S30  
FOP=[YR=1996] S14 E29 N8 W20 N6 W9\$ E9 S6 E20 S8 E15 N25  
UOP=[YR=1996] E4 N4 W4 S4\$ N19\$ PTR= E20 FUS=[YR=1996] E15 S19 W15 N19\$ W20\$.