

PT GOVT LOT 1 OF SEC 36-4N-23E
IN OR 2070/1006
UTIL ESMT IN OR 2571-1597

POTOCHNIK DAVID J & VICKIE I
751 BARROWS DAIRY RD
PORT ORANGE, FL 32127

2024

36-4N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	04	C ABOVE GD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,652	100	1,652	177,795
BAS	868	100	868	93,417
FGR	551	55	303	32,610
FOP	112	30	34	3,660
FOP	885	30	266	28,627

TOTALS	4,068		3,123	336,108
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	30	40	1,200.00	SF	15.00	15.00	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	
6	0351	CARPORT MT	0	0	36	46	1,656.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	10.18	AC	

REVIEW DATE	02/27/2024	BY	WWA
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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	3,123	140.3000	133.28	416,233	1980	1999	0	0	19.25	80.75
1 SINGLE FAM - 0% - 0											
Heated Area: 2520											
HX Base Yr											

27071 ROBS LN, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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	0681	POLE SHED	0	0	30	40	1,200.00	SF	15.00	15.00	100	1970	1970	3	20	3,600	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	78	3,900	
6	0351	CARPORT MT	0	0	36	46	1,656.00	SF	10.00	10.00	100	2024	2022		97	16,063	

TOTAL OB/XF											
26,993											

REVIEW DATE	02/27/2024	BY	WWA
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			374,568
TOTAL MARKET OB/XF VALUE			26,993
TOTAL LAND VALUE - MARKET			193,420
TOTAL MARKET VALUE			594,981
SOH/AGL Deduction			308,941
ASSESSED VALUE			286,040
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			286,040
TOTAL JUST VALUE			594,981
NCON VALUE			54,523
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			527,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003774	GARAGE	73,185	03/29/2021
17001486	REMODEL	60,000	02/23/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2070/1006	9/08/2016	QC U	I	11		100	
GRANTOR: POTOCHNIK JOHN B							
GRANTEE: POTOCHNIK DAVID J &							
0996/0880	7/09/2001	CT U	I	14		99,600	
GRANTOR: CLERK OF COURT							
GRANTEE: POTOCHNIK JOHN B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2017] W59 BAS=[YR=2006] W33 S18 FGR=[YR=2017] S25 E23 N22 W8 N3 W15\$ E15 S3 E8 S22 E10 BAS=[YR=1993] E27 FOP=[YR=2017] S7 E16 N7 W16\$ E32 N28 W59 S28\$ N43\$ S15 E59 N15\$.											

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