BEING PARCELS 1 & 2
IN OR 2224/1855

MOSLEY MICHELE
2749 EASTWOOD DR
BRYCEVILLE, FL 32009

2025

04-1S-23-0000-0009-0040

BUILDING CHARACTERISTICS

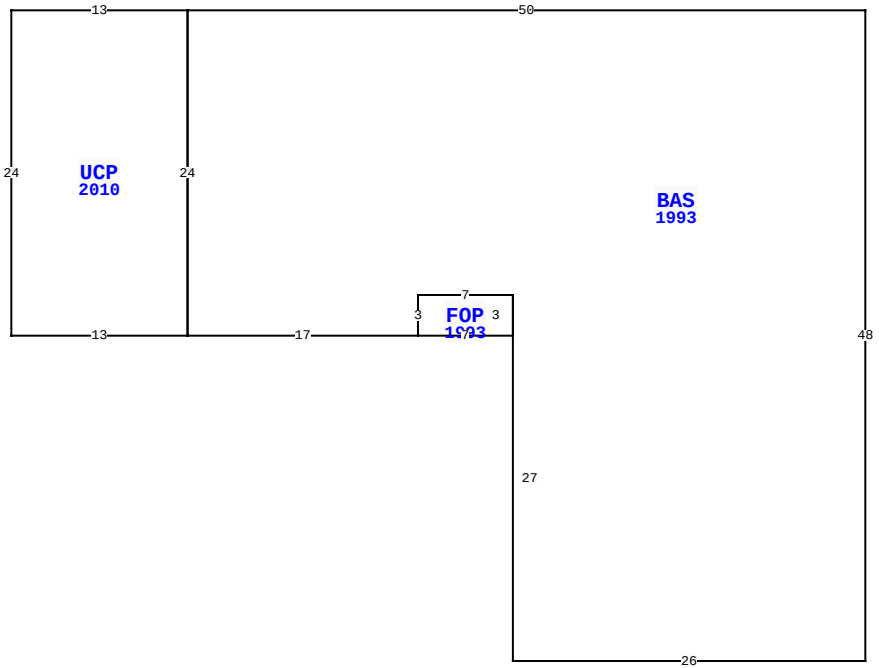
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1993	1,803	163,699
FOP	21	30	1993	6	545
UCP	312	20	2010	62	5,629
TOTALS	2,136			1,871	169,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	104.6640	104.66	195,819	1992	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1803 HX Base Yr 2019



2749 EASTWOOD DR, BRYCEVILLE

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,873
TOTAL MARKET OB/XF VALUE		18,285
TOTAL LAND VALUE - MARKET		124,800
TOTAL MARKET VALUE		312,958
SOH/AGL Deduction		119,558
ASSESSED VALUE		193,400
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,678
TOTAL JUST VALUE		312,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005518	REPAIR/RRF	8,096	09/01/2017
7820	NEW CONSTR	69,321	02/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1855	9/19/2018	WD	Q	I	01	197,000
GRANTOR: SCHUTT VALERIE J						
GRANTEE: MOSLEY MICHELE						
0971/1074	2/20/2001	WD	Q	I	05	77,900
GRANTOR: HOMECOMINGS FINANCIAL						
GRANTEE: SCHUTT VALERIE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 UCP=[YR=2010] W13 S24 E13 N24 $ S24 E17
FOP=[YR=1993] E7 N3 W7 S3 $ N3 E7 S27 E26 N48 $.

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	0510	GARAGE WD-	0	100	16	16	256.00	SF	26.95	26.95	100	1970	1970	3	20	1,380	
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	26.95	26.95	100	2001	2001	3	28	1,932	
3	0810	CONCRETE A	0	100	0	0	326.00	SF	6.50	6.50	100	2001	2001	3	79	1,674	
4	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2008	2008	3	31	298	
5	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2013	2013	3	93	725	
6	0681	POLE SHED	0	100	40	22	880.00	SF	15.00	15.00	100	2021	2021	3	93	12,276	

LAND DESCRIPTION

TOTAL OB/XF 18,285

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	000100	C	RES	100	0005	OR	0.00	0.00	6.40	AC		1.00	1.00	1.00	19,500.00	19,500.00	124,800							

REVIEW DATE 02/09/2023 BY WWA Total Acres: 6.40 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 07/30/2025 BY SYS