IN OR 1861/1506

HIGHSMITH JOSEPH R & CHRISTY BUCKELS
3102 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2025

04-1S-23-0000-0009-0140

BUILDING CHARACTERISTICS

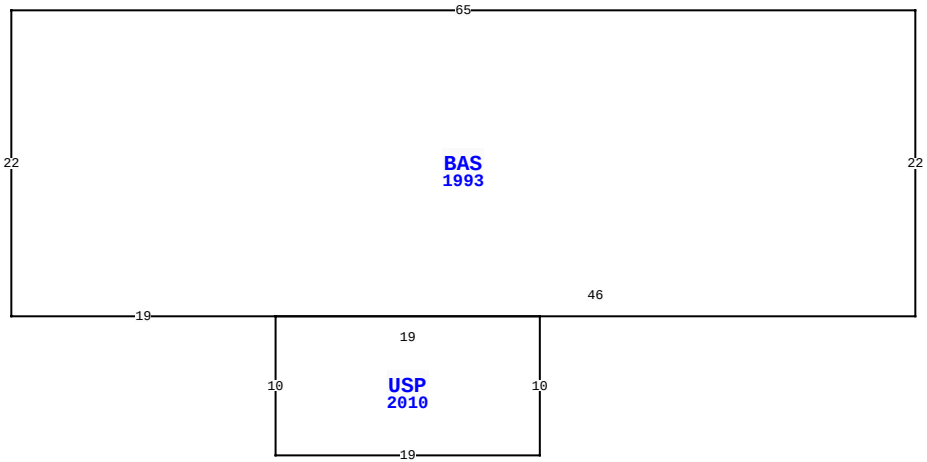
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,430	100	1993	1,430	120,940
USP	190	30	2010	57	4,820
TOTALS	1,620			1,487	125,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	105.0600	105.06	156,224	1975	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1430 HX Base Yr 1987



3102 EASTWOOD DR, BRYCEVILLE

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

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	0940	SHEDS/PORT	0	100	14	20	280.00	SF	20.10	20.10	100	1980	1980	3	20	1,126	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	1975	1975	3	20	720	
4	0681	POLE SHED	0	100	20	11	220.00	SF	15.00	15.00	100	1970	1970	3	20	660	
5	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2000	2000	3	27	405	
6	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
7	1242	WD DECK A	0	100	24	12	288.00	SF	10.00	10.00	100	2000	2000	3	20	576	
8	1242	WD DECK A	0	100	0	0	550.00	SF	10.00	10.00	100	2009	2009	3	35	1,925	

LAND DESCRIPTION

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	5.40	AC		1.00	1.00	1.00	19,500.00	19,500.00	105,300							

TOTAL OB/XF 7,844

REVIEW DATE 08/21/2019 BY TWA Total Acres: 5.40 Total Land Value: 105,300 Market: 0 Agricultural: 0 Common: 105,300 PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		125,760
TOTAL MARKET OB/XF VALUE		7,844
TOTAL LAND VALUE - MARKET		105,300
TOTAL MARKET VALUE		238,904
SOH/AGL Deduction		129,291
ASSESSED VALUE		109,613
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,891
TOTAL JUST VALUE		238,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5594	ADDITION	13,860	03/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1861/1506	5/12/2013	QC	U	I	11	8,500
GRANTOR: HIGHSMITH JOSEPH R						
GRANTEE: HIGHSMITH JOSEPH R						
1024/1124	12/12/2001	QC	Q	I	01	100
GRANTOR: HIGHSMITH-GAINEY BEVE						
GRANTEE: HIGHSMITH JOSEPH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S22 E19 USP=[YR=2010] S10 E19 N10 W19$ E46 N22$.