IN OR 2793/1965
(EX 2-25 & OR 2486/385)
ESMT IN OR 691/1188

POTTER WARREN A L/E/
1501 GARFIELD PL
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

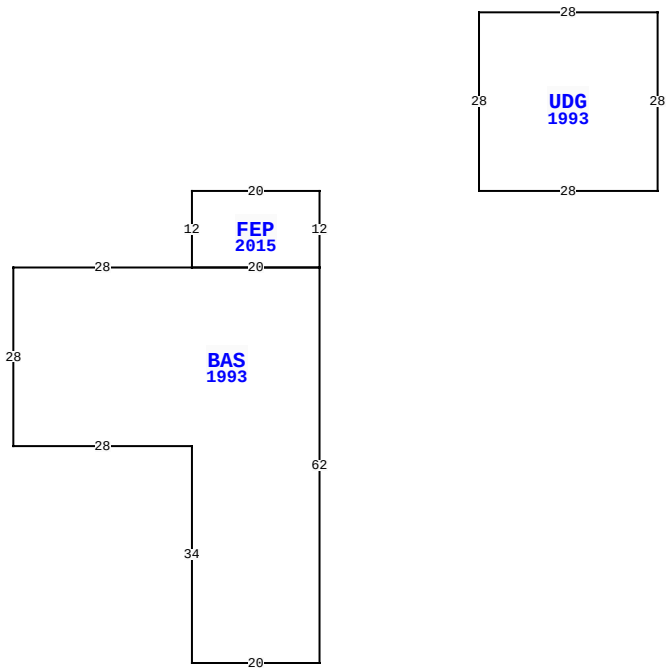
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,024	100	1993	2,024	189,539
FEP	240	80	2015	192	17,980
UDG	784	55	1993	431	40,361
TOTALS	3,048			2,647	247,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,647	88.1280	116.33	307,926	1975	1985	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 0 Heated Area: 2024 HX Base Yr 1979



1501 GARFIELD PL, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		247,880
TOTAL MARKET OB/XF VALUE		27,719
TOTAL LAND VALUE - MARKET		102,570
TOTAL MARKET VALUE		378,169
SOH/AGL Deduction		197,408
ASSESSED VALUE		180,761
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,039
TOTAL JUST VALUE		378,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017971	REPAIR/RRF	18,300	12/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1965	6/10/2025	QC	U	I	11	100
GRANTOR: POTTER WARREN A						
GRANTEE: FLOWERS KENNETH LOG						
0255/0027	12/01/1977	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	0811	CONCRETE B	0	100	0	0	647.00	SF	5.20	5.20	100	1980	1980	3	30	1,009	
2	0351	CARPORT MT	0	100	26	18	468.00	SF	6.90	6.90	100	2017	2017	3	74	2,390	
3	0204	BARN MTL 1	0	100	40	40	1,600.00	SF	16.00	16.00	100	2025	2022		95	24,320	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,12] W28 S28 E28 S34 E20 N62 W20 $
UDG=[YR=1993;ORIG=25,0] E28 N28 W28 S28 $
FEP=[YR=2015;ORIG=0,0] W20 S12 E20 N12 $
PTR=[ORIG=0,0] E25 W25 $
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LAND DESCRIPTION

TOTAL OB/XF 27,719

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	0007	OR	0.00	0.00	5.26	AC		1.00	1.00	1.00	19,500.00	19,500.00	102,570							

REVIEW DATE 12/16/2021 BY TW Total Acres: 5.26 Total Land Value: 102,570 Market: 0 Agricultural: 0 Common: 102,570 PRINTED 07/30/2025 BY SYS