PT OF W1/2 OF NE1/4
IN OR 691 PG 1186
R568262 R568263

POTTER PETER A & TERRY L
1617 GARFIELD PLACE
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

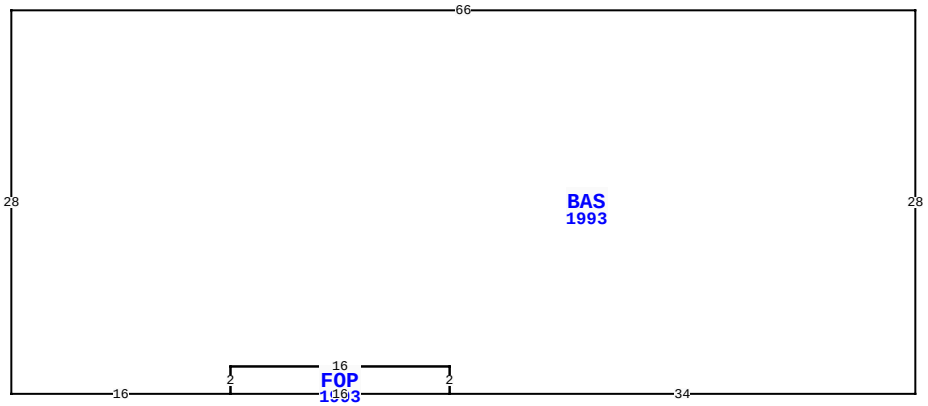
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,816	100	1993	1,816	51,080
FOP	32	30	1993	10	281
TOTALS	1,848			1,826	51,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,826	117.2000	93.76	171,206	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1816 HX Base Yr 1994



1617 GARFIELD PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,362
TOTAL MARKET OB/XF VALUE		3,458
TOTAL LAND VALUE - MARKET		49,050
TOTAL MARKET VALUE		103,870
SOH/AGL Deduction		61,758
ASSESSED VALUE		42,112
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,112
TOTAL JUST VALUE		103,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0691/1186	11/03/1993	QC	Q	V	01	100

GRANTOR: POTTER WARREN & MARY

GRANTEE: POTTER PETER & TERR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E16 FOP=[YR=1993] E16 N2 W16S2$ N2 E16 S2 E34 N28$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1988	1988	3	20	128	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0752	USP	0	100	0	0	200.00	SF	15.00	15.00	100	2000	2000	3	27	810	

LAND DESCRIPTION

TOTAL OB/XF 3,458

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	0004	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,050							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.09 Total Land Value: 49,050 Market: 0 Agricultural: 0 Common: 49,050 PRINTED 07/30/2025 BY SYS