PT OF SW1/4 OF NE1/4 OF
SEC 8-1S-23E IN OR 2486/385

POTTER ASHLEY NICOLE/FLOWERS KENNETH LOGAN
1609 GARFIELD PL
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0320

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Quality	04	Quality Level 04

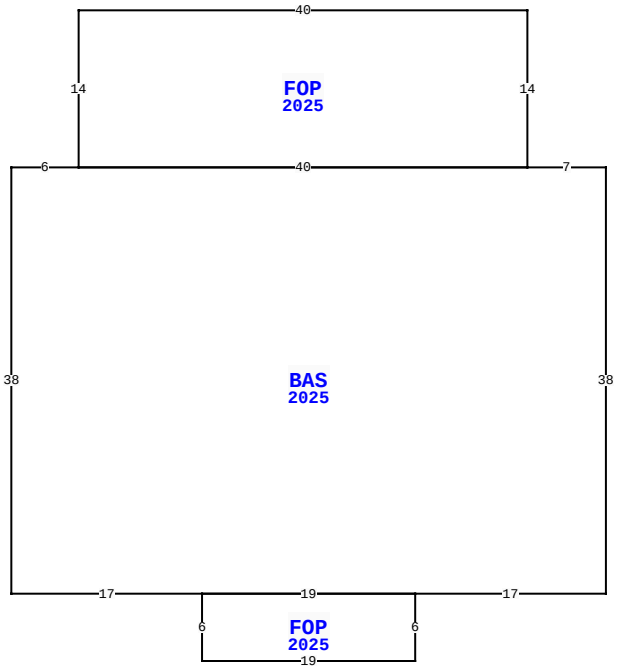
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2025	2,014	298,173
FOP	114	30	2025	34	5,034
FOP	560	30	2025	168	24,872
TOTALS	2,688			2,216	328,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,216	112.1610	148.05	328,079	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2014 HX Base Yr 2025



1609 GARFIELD PL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		328,079
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		386,329
SOH/AGL Deduction		0
ASSESSED VALUE		386,329
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		335,607
TOTAL JUST VALUE		386,329
NCON VALUE		330,079
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		39,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002319	PRIVATE PROVIDER	324,250	08/06/2024
22016164	NEW CONSTR	324,250	10/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2592/0147	9/21/2022	QC	U	V	11	100

GRANTOR: POTTER WARREN ARCHIBA
GRANTEE: POTTER ASHLEY NICOL

2486/0385	7/31/2021	QC	U	V	11	100

GRANTOR: POTTER WARREN ARCHIBA
GRANTEE: POTTER ASHLEY NICOL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=130,0] W7 W40 W6 S38 E17 E19 E17 N38 $
FOP=[YR=2025;ORIG=83,-14] E40 S14 W40 N14 $
FOP=[YR=2025;ORIG=94,38] E19 S6 W19 N6 $
.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

REVIEW DATE 06/25/2024 BY WW Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS