

CARR DONALD H
777 WHOA LANE
BRYCEVILLE, FL 32009

2025

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms3 100
Bathrooms1 100
Frame02 WOOD FRAME 100

Stories Units1. 1. 100
 0 100
BUD8 Adjustme06 DIST 1D 100
Occupancy 00 NONE 100

Quality03 Quality Level 03
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA09
NEIGHBORHOOD/LOC9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,06810019931,06882,635
BAS852100200385265,922
FOP172301993524,023

TOTALS2,0921,972152,580

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDD YEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10940SHEDS/PORT01001616256.00SF30.0030.00100198019803201,536

20940SHEDS/PORT01001612192.00SF19.5019.5010020022002320749

30810CONCRETE A010000360.00SF6.506.50100200320033821,919

40812CONCRETE C0100001,639.00SF4.004.00100200720073875,704

50940SHEDS/PORT0100248192.00SF22.5022.5010020042004321907

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDD TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000007OR0.000.001.31AC1.001.001.0045,000.0045,000.0058,950

REVIEW DATE07/01/2025BYWWTotal Acres: 1.31Total Land Value: 58,950Market: 0Agricultural: 0Common: 58,950PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100011,97297.020097.02191,3231966197200020.2579.75

1 SINGLE FAM - 100% - 2001Heated Area: 1920HX Base Yr 2001

3743374324242934443343

BAS1993FOP1993BAS2003

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE172,370
TOTAL MARKET OB/XF VALUE10,815
TOTAL LAND VALUE - MARKET58,950
TOTAL MARKET VALUE242,135
SOH/AGL Deduction110,565
ASSESSED VALUE131,570
TOTAL EXEMPTION VALUEHX HB WR55,722
BASE TAXABLE VALUE75,848
TOTAL JUST VALUE242,135
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE214,864

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0957/042711/07/2000WDUII0975,000

GRANTOR:HIGDON JOSEPH SCOTT &
GRANTEE:CARR DONALD H & LOR
0731/00296/07/1995WDUII0960,000
GRANTOR:WILLIAMS WALTER & CHA
GRANTEE:HIGDON JOSEPH & WEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W43 BAS=[YR=1993] W37 S24 E17 FOP=[YR=1993] S4 E43 N4 W43 \$ E29 N20 W9 N4 \$ S4 E9 S20 E34 N24 \$.

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