

BULLARD FRED W & MARCIA D
721 SAVANNAH LANE
BRYCEVILLE, FL 32009

19-1S-23-0000-0005-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD														
Exterior Wall	20	0100	01	2,465	121.8816	121.88	300,434	1988	1988	0	0	0	25.80	74.20	Tax Group: 6 Tax Dist:														
Roof Structur	03	1 SINGLE FAM - 100% - 0 Heated Area: 1899 HX Base Yr 1989													BUILDING MARKET VALUE 222,922														
Roof Cover	03														TOTAL MARKET OB/XF VALUE 8,306														
Interior Wall	05														TOTAL LAND VALUE - MARKET 256,932														
Interior Wall	06														TOTAL MARKET VALUE 488,160														
Interior Floo	14														SOH/AGL Deduction 291,275														
Interior Floo	11														ASSESSED VALUE 196,885														
Air Condition	03														TOTAL EXEMPTION VALUE HX HB 50,722														
Heating Type	04														BASE TAXABLE VALUE 146,163														
Bedrooms															TOTAL JUST VALUE 488,160														
Bathrooms															NCON VALUE 0														
Frame	02														INCOME VALUE														
Stories	1.														PREVIOUS YEAR MKT VALUE 487,338														
Units	0																												
BUD8 Adjustme	06																												
Occupancy	00																												
Quality		06	Quality Level 06																										
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	1,899	100	1993	1,899	171,736																								
FGR	552	55	1993	304	27,493																								
FOP	250	30	1993	75	6,783																								
FOP	286	30	2011	86	7,778																								
FST	184	55	1993	101	9,134																								
TOTALS		3,171		2,465	222,922	721 SAVANNAH LN, BRYCEVILLE																							
EXTRA FEATURES															BLD DATE				LGL DATE		05/21/2025		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
L N	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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170															
2	0811	CONCRETE B	0 100	0 0	759.00	SF	5.20	5.20	100	1992	1992	3	62	2,447															
3	0350	CARPORT WD	0 100	43 30	1,290.00	SF	13.00	13.00	100	2005	2005	3	22	3,689															