IN OR 642/180
ESMT OR 1125/355

MULDER KELLY J & TINA R
8450 HIGHWAY 301
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

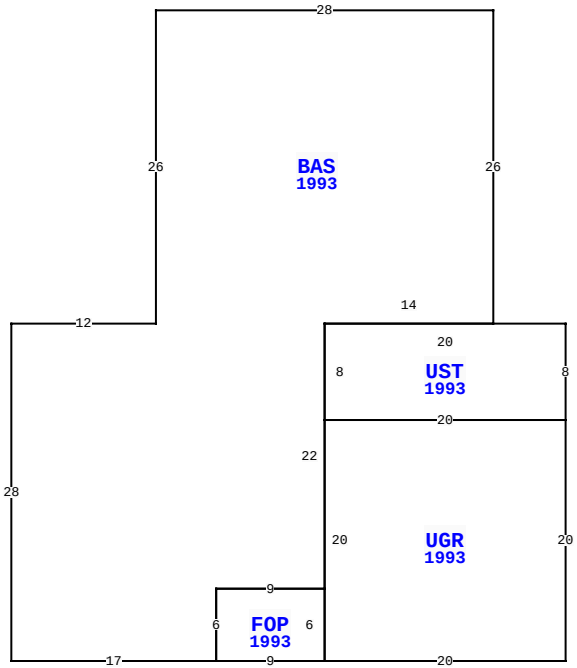
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,402	100	1993	1,402	105,655
FOP	54	30	1993	16	1,206
UGR	400	45	1993	180	13,565
UST	160	45	1993	72	5,426
TOTALS	2,016			1,670	125,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	98.1000	98.10	163,827	1975	1975	0	0	0	23.18	76.82

1 SINGLE FAM – 0% - 0 Heated Area: 1402 HX Base Yr



8450 HWY 301, BRYCEVILLE

BLD DATE	03/03/2023	NW	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		572,929
TOTAL MARKET OB/XF VALUE		93,670
TOTAL LAND VALUE - MARKET		116,025
TOTAL MARKET VALUE		782,624
SOH/AGL Deduction		334,471
ASSESSED VALUE		448,153
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		397,431
TOTAL JUST VALUE		782,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		759,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25661	NEW CONSTR	0	12/01/2012
R1213194	REPAIR/RRF	7,000	10/01/2012
B0311188	NEW CONSTR	229,819	01/05/2003
4104	H/AC	3,000	02/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0642/0180	11/25/1991	WD	Q	I	05	39,000
GRANTOR: SEC HOUSNG URBAN DEV						
GRANTEE: MULDER KELLY & TINA						
0628/1039	6/13/1991	WD	Q	I	02	51,000
GRANTOR: ANCHOR MORTGAGE SERV						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S26 W12 S28 E17 FOP=[YR=1993] E9
UGR=[YR=1993] E20 N20 UST=[YR=1993] N8 W20 S8E20$ W20S20$ N6 W9S6$ N6 E9 N22 E14 N26$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	1,760	
2	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	2005	2005	3	22	176	
3	0812	CONCRETE C	0	100	0	0	1,875.00	SF	4.00	4.00	100	2005	2005	3	84	6,300	
4	0681	POLE SHED	0	0	19	10	190.00	SF	15.00	15.00	100	2001	2001	3	28	798	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
6	0861	POOL GUNIT	0	100	0	0	800.00	SF	85.00	85.00	100	2011	2011	3	60	40,800	
7	0855	CONC PAVER	0	100	0	0	2,282.00	SF	7.00	7.00	100	2011	2011	3	91	14,536	
8	0462	ST/AL FNC	0	100	0	0	1,152.00	SF	10.00	10.00	100	2011	2011	3	60	6,912	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	78	468	
10	0681	POLE SHED	0	100	40	60	2,400.00	SF	15.00	15.00	100	2010	2010	3	56	20,160	

TOTAL OB/XF 93,670

LAND DESCRIPTION

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	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500							
2	000100	C	RES	100	0004	OR	0.00	0.00	5.50	AC		1.00	1.00	0.90	19,500.00	17,550.00	96,525							

REVIEW DATE 05/14/2020 BY TWA Total Acres: 6.50 Total Land Value: 116,025 Market: 0 Agricultural: 0 Common: 116,025 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

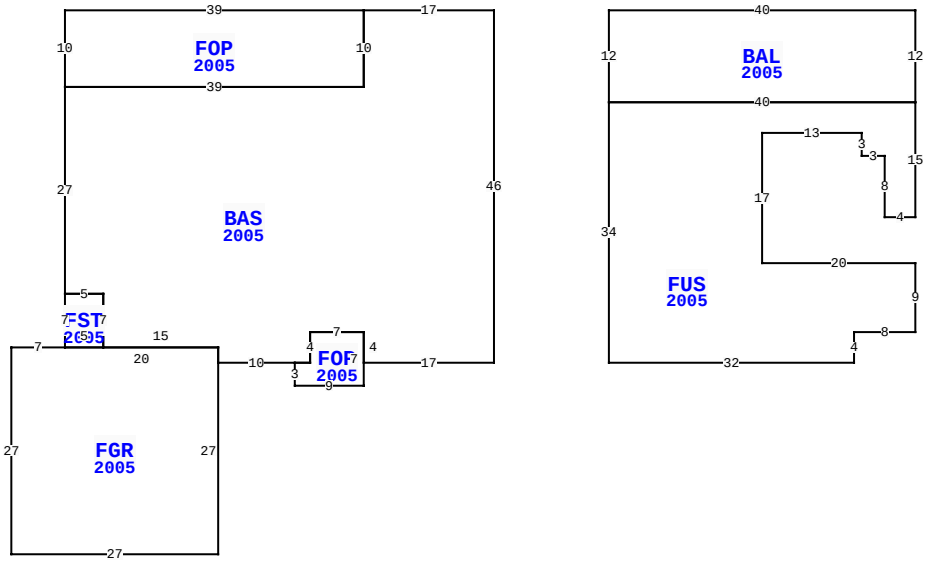
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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
BAL	480	15	2005	72	8,586
BAS	2,083	100	2005	2,083	248,403
FGR	729	55	2005	401	47,820
FOP	55	30	2005	16	1,908
FOP	390	30	2005	117	13,952
FST	35	55	2005	19	2,266
FUS	1,041	100	2005	1,041	124,142
TOTALS	4,813			3,749	447,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,749	105.3550	139.07	521,373	2005	2005	0	0	0	14.25	85.75

2 SNGL FAM – 100% - 0 Heated Area: 3124 HX Base Yr



8450 HWY 301, BRYCEVILLE

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GRANTOR: ANCHOR MORTGAGE SERV						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] W39 S10 E39 N10 $ S10 W39 S27 FST=[YR=2005] S7 FGR=[YR=2005] W7 S27 E27 N27 W20 $ E5 N7 W5 $ E5 S7 E15 S2 E10 FOP=[YR=2005] S3 E9 N7 W7 S4 W2 $ E2 N4 E7 S4 E17 N46 $ PTR= E15 BAL=[YR=2005] E40 S12 FUS=[YR=2005] S15 W4 N8 W3 N3 W13 S17 E20 S9 W8 S4 W32 N34 E40 $ W40 N12 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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