IN OR 617/942

RAULERSON STEVE R & DEBORAH T
8231 JENNIFER LANE
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

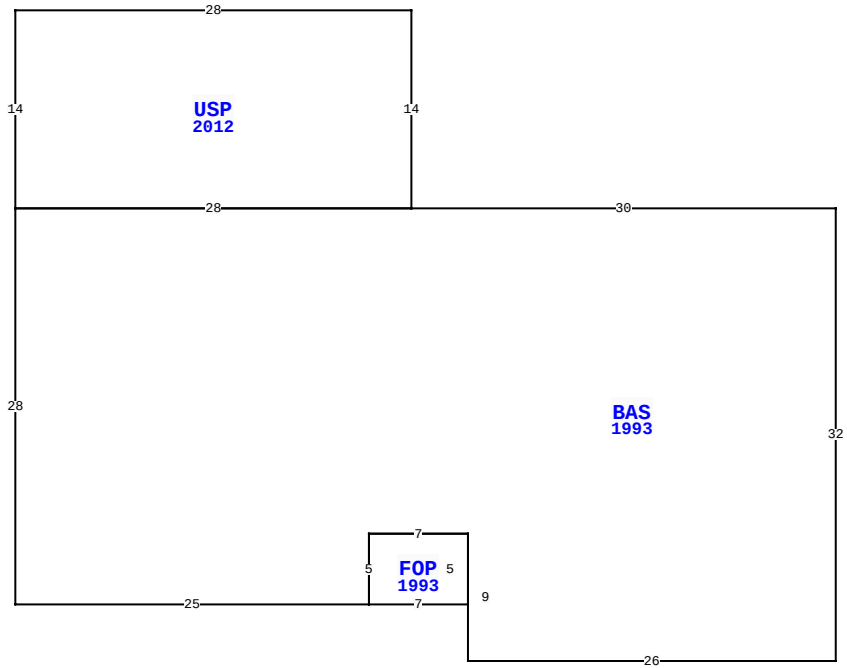
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,693	100	1993	1,693	173,961
FOP	35	30	1993	10	1,028
USP	392	30	2012	118	12,125
TOTALS	2,120			1,821	187,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,821	119.4850	119.48	217,573	1991	1996	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 0 Heated Area: 1693 HX Base Yr 1992



8231 JENNIFER LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		187,113
TOTAL MARKET OB/XF VALUE		17,590
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		318,703
SOH/AGL Deduction		173,293
ASSESSED VALUE		145,410
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		89,688
TOTAL JUST VALUE		318,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13132	RE-ROOF	12,600	09/03/2012
6933	NEW CONSTR	58,095	01/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0617/0942	1/23/1991	QC	Q	V	01	100
GRANTOR: RAULERSON DEBORAH T						
GRANTEE: RAULERSON STEVE & D						
0617/0940	1/23/1991	WD	U	V	07	100
GRANTOR: GORDON EARL E						
GRANTEE: RAULERSON DEBORAH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 USP=[YR=2012] N14 W28 S14 E28$ W28 S28 E25
FOP=[YR=1993] E7N5 W7 S5$ N5 E7 S9 E26 N32$.

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	0810	CONCRETE A	0	100	0	0	269.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,040	
2	0810	CONCRETE A	0	100	62	6	372.00	SF	6.50	6.50	100	2010	2010	3	90	2,176	
3	0350	CARPORT WD	0	100	28	15	420.00	SF	9.75	9.75	100	1992	1992	3	20	819	
4	0510	GARAGE WD-	0	100	32	16	512.00	SF	26.25	26.25	100	1992	1992	3	20	2,688	
5	0680	POLE SHED	0	100	30	15	450.00	SF	7.50	7.50	100	1992	1992	3	20	675	
6	0350	CARPORT WD	0	100	28	20	560.00	SF	26.00	26.00	100	2016	2016	3	70	10,192	

LAND DESCRIPTION

TOTAL OB/XF 17,590

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	3.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	114,000							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 3.80 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 07/30/2025 BY SYS