PT N1/2 OF NW1/4 SEC 29-1S-24E
IN OR 2541/1172
UTIL ESMT IN OR 2532/1140

ADERHOLD ADAM MARTIN
7951 GRAYBAR PLACE
BRYCEVILLE, FL 32009

2025

29-1S-24-0000-0003-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

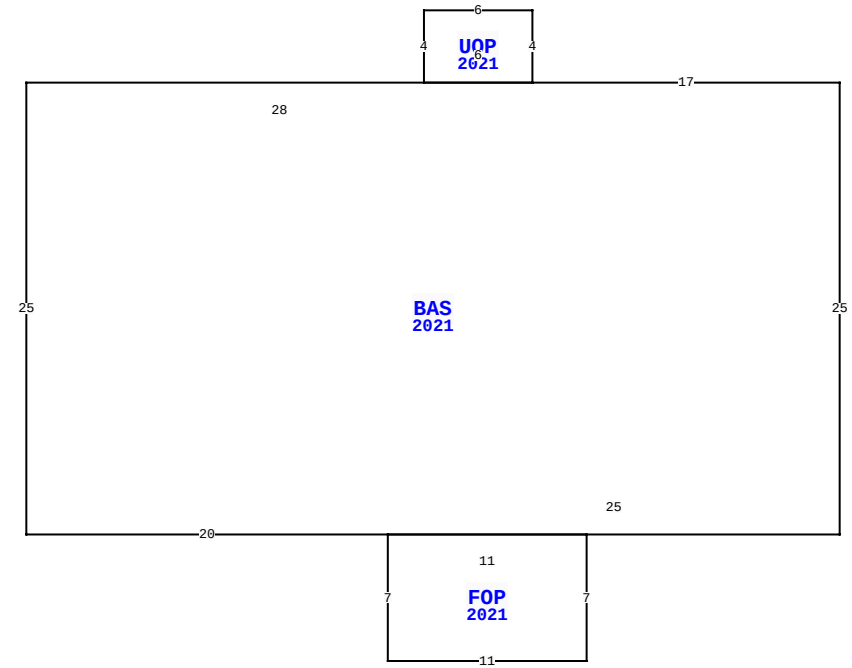
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	2021	1,125	96,482
FOP	77	30	2021	23	1,973
UOP	24	20	2021	5	429
TOTALS	1,226			1,153	98,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,153	109.6040	109.60	126,369	1970	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1125 HX Base Yr



7951 GRAYBAR PL, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	98,884
TOTAL MARKET OB/XF VALUE	2,360
TOTAL LAND VALUE - MARKET	55,350
TOTAL MARKET VALUE	156,594
SOH/AGL Deduction	9,016
ASSESSED VALUE	147,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,578
TOTAL JUST VALUE	156,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013309	REMODEL	6,500	08/30/2022
22013310	REPAIR/RRF	7,500	08/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/1172	2/08/2022	WD	Q	I	01	155,000

GRANTOR: FOURAKER JOEL NATHAN
GRANTEE: ADERHOLD ADAM MARTI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 UOP=[YR=2021] N4 W6 S4 E6$ W28 S25 E20
FOP=[YR=2021] S7 E11 N7 W11$ E25 N25$.

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	0940	SHEDS/PORT	0	0	14	12	168.00	SF	20.10	20.10	100	1985	1985	3	20	675	
2	0300	BOAT DCK W	0	0	0	0	208.00	SF	30.00	30.00	100	2000	2000	3	27	1,685	

LAND DESCRIPTION

TOTAL OB/XF 2,360

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	0		OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	45,000.00	45,000.00	55,350							

REVIEW DATE 10/19/2022 BY WWX Total Acres: 1.23 Total Land Value: 55,350 Market: 0 Agricultural: 0 Common: 55,350 PRINTED 07/30/2025 BY SYS