

PT OF W1/2 OF NE1/4 E OF HWY
IN OR 1861/1050
EX 7-1

KEY NAN GRAY/KEY JAMES BRYAN
7839 HWY 301
BRYCEVILLE, FL 32009

2025

30-1S-24-0000-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	05	AVERAGE 100	0100	01	1,741	107.0000	107.00	186,287	1970	1973	0	0	20.00	80.00	VALUATION BY																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0												Heated Area: 1540												HX Base Yr											
Roof Cover	03	COMP SHNGL 100																									Tax Group: 6											
Interior Wall	05	DRYWALL 70																									Tax Dist:											
Interior Wall	04	PLYWOOD 30																									BUILDING MARKET VALUE											
Interior Floo	14	CARPET 80																									TOTAL MARKET OB/XF VALUE											
Interior Floo	08	SHT VINYL 20																									TOTAL LAND VALUE - MARKET											
Air Condition	03	CENTRAL 100																									TOTAL MARKET VALUE											
Heating Type	04	AIR DUCTED 100																									SOH/AGL Deduction											
Bedrooms	3	100																									ASSESSED VALUE											
Bathrooms	2	100																									TOTAL EXEMPTION VALUE											
Frame	02	WOOD FRAME 100																									BASE TAXABLE VALUE											
Stories	1.	1. 100																									TOTAL JUST VALUE											
Units	0	100																									NCON VALUE											
BUD8 Adjustme	06	DIST 1D 100																									INCOME VALUE											
Occupancy	00	NONE 100																									PREVIOUS YEAR MKT VALUE											
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	1,396	100	1993	1,396	119,498																																	
BAS	144	100	2000	144	12,326																																	
FOP	15	30	1993	4	342																																	
FOP	25	30	2000	8	685																																	
FST	96	55	1993	53	4,537																																	
UOP	140	20	2012	28	2,397																																	
UST	240	45	2000	108	9,245																																	
TOTALS		2,056		1,741	149,030																																	
EXTRA FEATURES					7839 US HWY 301, BRYCEVILLE																																	
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	0861	POOL GUNIT	0 100	27	12	324.00	SF	85.00	85.00	100	1974	1974	3	20	5,508																							
2	0845	KOOL DECK	0 100	3	90	270.00	SF	7.25	7.25	100	1974	1974	3	24	470																							
3	0810	CONCRETE A	0 100	7	28	196.00	SF	6.50	6.50	100	1970	1970	3	20	255																							
4	0812	CONCRETE C	0 100	0	0	1,252.00	SF	4.00	4.00	100	1992	1992	3	62	3,105																							
5	0510	GARAGE WD-	0 100	30	28	840.00	SF	35.00	35.00	100	1993	1993	3	20	5,880																							
6	1242	WD DECK A	0 100	10	11	110.00	SF	10.00	10.00	100	2001	2001	3	20	220																							
7	0752	USP	0 100	13	10	130.00	SF	15.00	15.00	100	2001	2001	3	28	546																							
TOTAL OB/XF 15,984																																						
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	RSF-2	0.00	0.00	2.38	AC		1.00	1.00	1.00	35,000.00	35,000.00	83,300																					
REVIEW DATE 03/27/2024 BY WWA Total Acres: 2.38 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 07/30/2025 BY SYS																																						