

IN OR 1819/1382
 (EX 12-6 & 12-7 & 12-8)
 R/W ESMT OR 330/683

EUBANKS ROBERT E TRUSTEE
 PO BOX 6
 BRYCEVILLE, FL 32009

2025

30-1S-24-0000-0012-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floo	02 MIN PLYWD 100
Air Condition	01 NONE 100
Heating Type	01 NONE 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0100	01	1,817	60.3000	60.30	109,565	1945	1945	0	0	20	50.00	20.00	

1 SINGLE FAM - 0% - 0 Heated Area: 1470 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			21,913
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			59,400
TOTAL MARKET VALUE			81,313
SOH/AGL Deduction			0
ASSESSED VALUE			81,313
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,313
TOTAL JUST VALUE			81,313
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,500

Quality	01 Quality Level 01				
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	1,470	100	1993	1,470	17,728
UGR	584	45	1993	263	3,172
UOP	96	20	1993	19	229
UST	144	45	1993	65	784
TOTALS	2,294			1,817	21,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1819/1382	10/09/2012	QC	U	I	11	100
GRANTOR: AVERY PATRICIA A						
GRANTEE: EUBANKS ROBERT E TR						
1410/1657	5/09/2006	WD	U	I	18	100
GRANTOR: AVERY MELVIN AND PATR						
GRANTEE: AVERY L/E & EUBANKS						

EXTRA FEATURES																
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

7474 DEMPS LN, BRYCEVILLE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/21/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W49 S4 UST=[YR=1993] W12 UGR=[YR=1993] W14 S28 E26 N16 W12 N12\$ S12 E12 N12\$ S26 E9 UOP=[YR=1993] S8 E12 N8 W12\$ E40 N30 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0	0007	RSF-2	0.00	0.00	1.32	AC		1.00	1.00	1.00	45,000.00	45,000.00	59,400							