PT OF N1/4 OF SEC 30-1S-24E
IN OR 1663/1994 & ESMT IN
OR 1934/1529

CARR LAUREN
8030 RAILROAD ROAD
BRYCEVILLE, FL 32009

2025

30-1S-24-0000-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

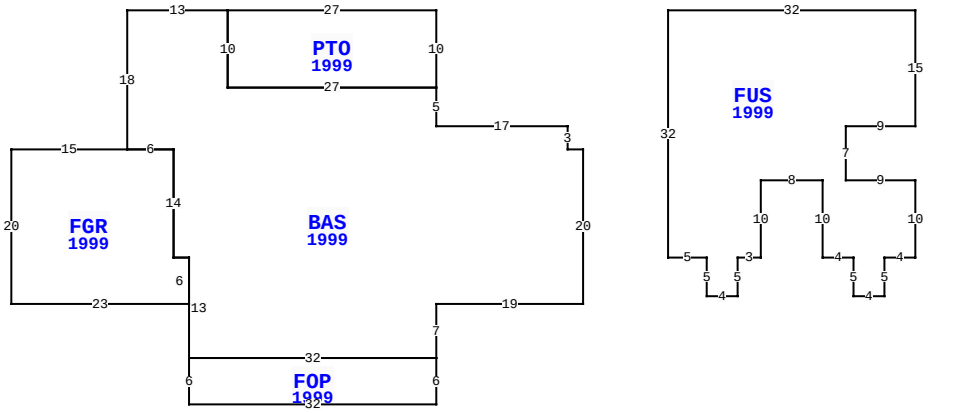
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1999	1,773	183,648
FGR	432	55	1999	238	24,652
FOP	192	30	1999	58	6,007
FUS	921	100	1999	921	95,397
PTO	270	5	1999	14	1,451
TOTALS	3,588			3,004	311,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,004	89.4240	118.04	354,592	1999	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 0 Heated Area: 2694 HX Base Yr 2000



8030 RAILROAD RD, 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		311,154
TOTAL MARKET OB/XF VALUE		23,599
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		439,753
SOH/AGL Deduction		233,570
ASSESSED VALUE		206,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,461
TOTAL JUST VALUE		439,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24747	REMODEL	6,368	05/01/2011
B995917	NEW CONSTR	135,000	01/03/1999
6279	XFOB	20,250	02/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1525	8/27/2014	QC	U	V	11	1,800
GRANTOR: CARR RONALD LEWIS & L						
GRANTEE: CSX TRANSPORTATION						
1663/1994	2/16/2010	QC	U	I	30	100
GRANTOR: CARR RONALD LEWIS						
GRANTEE: CARR RONALD LEWIS &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W27 BAS=[YR=1999] W13 S18 FGR=[YR=1999] W15 S20 E23 N6 W2 N14 W6$ E6 S14 E2 S13 FOP=[YR=1999] S6 E32 N6 W32$ E32 N7 E19 N20 W2 N3 W17 N5 W27 N10$ S10 E27 N10 $ PTR=E30 FUS=[YR=1999] E32 S15 W9 S7 E9 S10 W4 S5 W4 N5 W4 N10 W8 S10 W3 S5 W4 N5 W5 N32$ W30 $.

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	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	1990	1990	3	20	8,400	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
3	0812	CONCRETE C	0	100	0	0	1,835.00	SF	4.00	4.00	100	1999	1999	3	75	5,505	
4	1242	WD DECK A	0	100	17	16	272.00	SF	10.00	10.00	100	2000	2000	3	20	544	
5	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2000	2000	3	48	369	
6	0812	CONCRETE C	0	100	0	0	2,325.00	SF	4.00	4.00	100	2000	2000	3	77	7,161	

LAND DESCRIPTION

TOTAL OB/XF 23,599

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	0005	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,000							

REVIEW DATE 07/29/2019 BY TWA Total Acres: 3.50 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS