

PT OF N1/4 OF SEC 30-1S-24E
IN OR 705/1579 (EX ESMT IN
OR 674/1835)

BURCH RICHARD D & DORIS H
PO BOX 67
BRYCEVILLE, FL 32009-0067

2025

30-1S-24-0000-0018-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

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	1,456	100	1993	1,456	99,010
FEP	120	80	2012	96	6,528
FGR	400	55	1993	220	14,960
FOP	192	30	1993	58	3,944
FST	160	55	1993	88	5,984

TOTALS	2,328			1,918	130,427
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	28	30	840.00	SF	5.20	5.20	100	1971
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1971

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	2.72	AC	

REVIEW DATE	07/29/2019	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,918	104.8600	104.86	201,121	1971	1971	0	0	35.15	64.85
1 SINGLE FAM - 100% - 1995											
Heated Area: 1456											
HX Base Yr 1995											
FEP 2012 15											
FST 1993 8											
FGR 1993 20											
FOP 1993 8											
BAS 1993 28											

7970 RAILROAD RD, BRYCEVILLE	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0 100	28	30	840.00	SF	5.20	5.20	100	1971	1971	3	21	917	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	30.8	1,078	

TOTAL OB/XF											
1,995											

Total Acres: 2.72	Total Land Value: 95,200	Market: 0	Agricultural: 0	Common: 95,200
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		130,427	
TOTAL MARKET OB/XF VALUE		1,995	
TOTAL LAND VALUE - MARKET		95,200	
TOTAL MARKET VALUE		227,622	
SOH/AGL Deduction		124,962	
ASSESSED VALUE		102,660	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		51,938	
TOTAL JUST VALUE		227,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,613	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1934/1517	8/26/2014	QC	U	V	11	1,800	
GRANTOR: BURCH RICHARD D & DOR							
GRANTEE: CSX TRANSPORTATION							
0705/1579	5/31/1994	WD	Q	I		86,500	
GRANTOR: RANGE STEPHEN & DEBRA							
GRANTEE: BURCH RICHARD & DOR							

BUILDING NOTES															

BUILDING DIMENSIONS															
FST=[YR=1993] W20 BAS=[YR=1993] W9 FEP=[YR=2012] N8 W15 S8															
E15 \$ W43 S28 E28 FOP=[YR=1993] S8 E24 N8 W24 \$ E24															
FGR=[YR=1993] E20 N20 W20 S20 \$ N28 \$ S8 E20 N8 \$.															