PT OF N1/4 OF SEC 30-1S-24E
IN OR 1652/1476 & ESMT'S IN
OR 674/1835 & OR 1934/1536

LIVINGSTON JOSEPH P & JESSICA ELAINE
7950 RAILROAD RD
BRYCEVILLE, FL 32009

2025

30-1S-24-0000-0018-0040

BUILDING CHARACTERISTICS

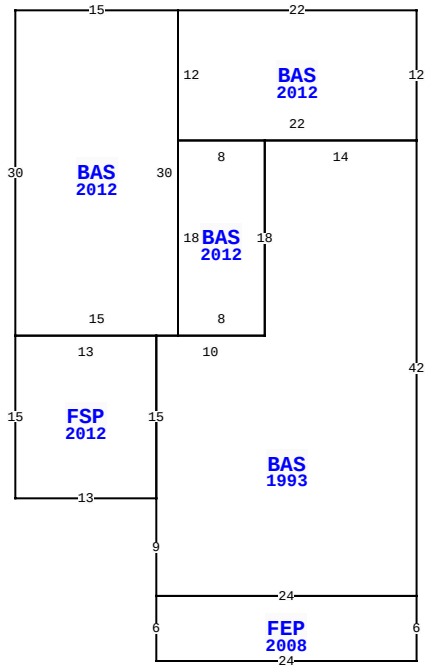
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	828	100	1993	828	77,197
BAS	144	100	2012	144	13,426
BAS	264	100	2012	264	24,613
BAS	450	100	2012	450	41,955
FEP	144	80	2008	115	10,722
FSP	195	40	2012	78	7,272
TOTALS	2,025			1,879	175,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,879	103.8800	103.88	195,191	1993	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2010 Heated Area: 1686 HX Base Yr 2010



7950 RAILROAD ST, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		175,184
TOTAL MARKET OB/XF VALUE		7,144
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		317,328
SOH/AGL Deduction		174,242
ASSESSED VALUE		143,086
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,364
TOTAL JUST VALUE		317,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17110	H/AC	0	04/01/2012
B25854	ADDITION	79,187	03/01/2012
93034	NEW CONSTR	1,660	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1532	8/27/2014	QC	U	V	11	1,800
GRANTOR: LIVINGSTON JOSEPH PHI						
GRANTEE: CSX TRANSPORTATION						
1652/1476	12/09/2009	WD	Q	I	01	98,500
GRANTOR: MIXSON JAMES M & PATR						
GRANTEE: LIVINGSTON JOSEPH P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W22 BAS=[YR=2012] W15 S30 FSP=[YR=2012] S15 E13 BAS=[YR=1993] S9 FEP=[YR=2008] S6 E24 N6 W24$ E24 N42 W14 BAS=[YR=2012] W8 S18 E8 N18$ S18 W10 S15$ N15 W13$ E15 N30$ S12 E22 N12$.

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	0810	CONCRETE A	0	100	0	0	204.00	SF	6.50	6.50	100	2000	2000	3	77	1,021	
2	0510	GARAGE WD-	0	100	18	10	180.00	SF	35.00	35.00	100	2014	2014	3	71	4,473	
3	0810	CONCRETE A	0	100	18	15	270.00	SF	6.50	6.50	100	2014	2014	3	94	1,650	

LAND DESCRIPTION

TOTAL OB/XF 7,144

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	4.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	135,000							

REVIEW DATE 07/29/2019 BY TWA Total Acres: 4.50 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS