IN OR 85 PG 57

MCCUBBIN JOSEPH L & CATHERINE
PO BOX 69
BRYCEVILLE, FL 32009-0069

**2025**

**31-1S-24-0000-0002-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

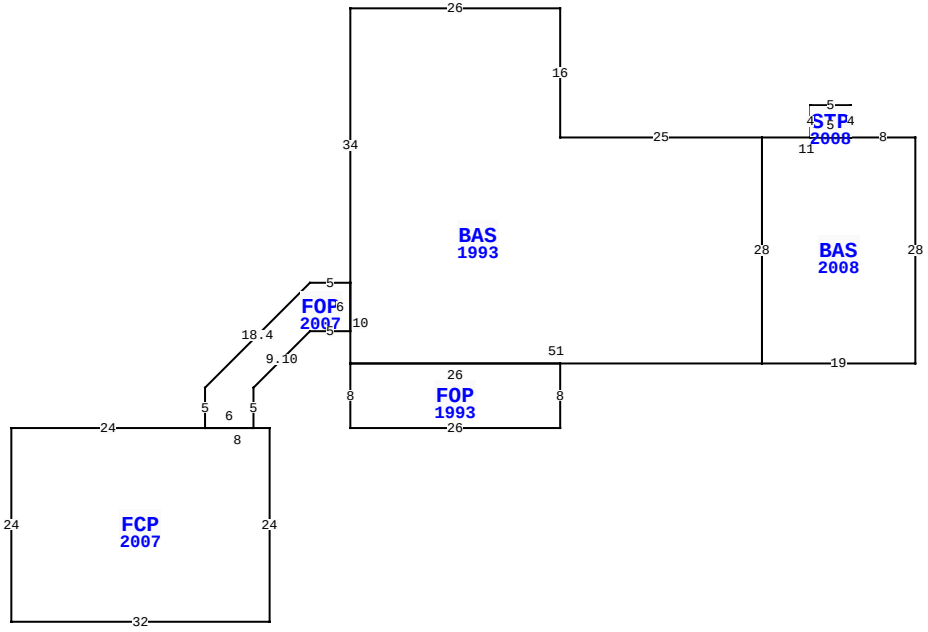
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 1,844 | 100 | 1993 | 1,844 | 146,085 |
| BAS | 532 | 100 | 2008 | 532 | 42,146 |
| FCP | 768 | 25 | 2007 | 192 | 15,211 |
| FOP | 208 | 30 | 1993 | 62 | 4,912 |
| FOP | 120 | 30 | 2007 | 36 | 2,852 |
| STP | 20 | 10 | 2008 | 2 | 159 |
| TOTALS | 3,492 | | | 2,668 | 211,365 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,668 | 107.4192 | 107.42 | 286,597 | 1964 | 1973 | 0 | 0 | 0 | 26.25 | 73.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 2376 HX Base Yr




6101 OLD KAY TOWN RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 211,365 |
| TOTAL MARKET OB/XF VALUE | | 22,034 |
| TOTAL LAND VALUE - MARKET | | 141,400 |
| TOTAL MARKET VALUE | | 374,799 |
| SOH/AGL Deduction | | 188,310 |
| ASSESSED VALUE | | 186,489 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 135,767 |
| TOTAL JUST VALUE | | 374,799 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 377,204 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B20481 | ADDITION | 50,000 | 09/01/2007 |
| R10685 | REPAIR/RRF | 500 | 09/01/2007 |
| 3936 | H/AC | 3,115 | 09/12/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0085/0057 | 1/01/1968 | TA | U | I | | 16,000 |

GRANTOR:

GRANTEE:

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W25 N16 W26 S34 FOP=[YR=2007] W5 L13 D13 S5
FCP=[YR=2007] W24 S24 E32 N24 W8$ E6 N5 R7 U7 E5 N6$ S10
FOP=[YR=1993] S8 E26 N8 W26$ E51 BAS=[YR=2008] E19 N28 W8
STP=[YR=2008] N4 W5 S4 E5$ W11 S28$ N28$.

### 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 | 0 | 0 | 474.00 | SF | 52.50 | 52.50 | 100 | 1975 | 1975 | 3 | 20 | 4,977 | |
| 2 | 0751 | UOP | 0 | 100 | 16 | 20 | 320.00 | SF | 10.00 | 10.00 | 100 | 1975 | 1975 | 3 | 20 | 640 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 46 | 26 | 1,196.00 | SF | 35.00 | 35.00 | 100 | 1985 | 1985 | 3 | 20 | 8,372 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1964 | 1964 | 3 | 25 | 875 | |
| 5 | 0680 | POLE SHED | 0 | 100 | 0 | 0 | 372.00 | SF | 10.00 | 10.00 | 100 | 1978 | 1978 | 3 | 20 | 744 | |
| 6 | 0680 | POLE SHED | 0 | 100 | 37 | 14 | 518.00 | SF | 7.50 | 7.50 | 100 | 1998 | 1998 | 3 | 25 | 971 | |
| 7 | 0940 | SHEDS/PORT | 0 | 100 | 14 | 9 | 126.00 | SF | 22.50 | 22.50 | 100 | 1998 | 1998 | 3 | 20 | 567 | |
| 8 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 195.00 | SF | 40.00 | 40.00 | 100 | 1980 | 1980 | 3 | 20 | 1,560 | |
| 9 | 0680 | POLE SHED | 0 | 100 | 40 | 16 | 640.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 52 | 3,328 | |

### LAND DESCRIPTION

TOTAL OB/XF 22,034

| 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 | 0004 | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 0.80 | 19,500.00 | 15,600.00 | 140,400 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 1,000 | | | | | | | |

REVIEW DATE 07/29/2019 BY TWA Total Acres: 10.00 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 07/30/2025 BY SYS