LOT 14 PT OR 690/827
1994 BELL SW/MH
ESMT OR 691/1011

BUSTION GERALD W & CYNTHIA A
7901 PODER PLACE
BRYCEVILLE, FL 32009

2025

33-1N-24-2050-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

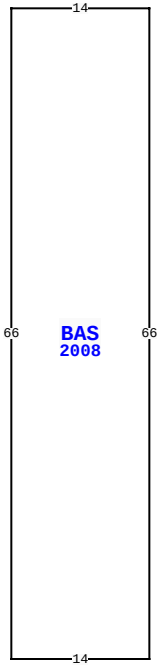
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	23,138
TOTALS	924			924	23,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	98.2000	83.47	77,126	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



BLD DATE	12/12/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

8095 PODER PL, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,138
TOTAL MARKET OB/XF VALUE	630
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	68,768
SOH/AGL Deduction	19,651
ASSESSED VALUE	49,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,117
TOTAL JUST VALUE	68,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5005	CO ISSUED	0	10/01/2007
MH5005	MH MOVE-ON	0	10/01/2007
P12759	OTHER	0	10/01/2007
E19921	ELEC OTHER	0	08/01/2007
E985475	CHNGE SRVC	0	12/01/1998
93245	MH MOVE-ON	0	01/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0690/0827	10/14/1993	QC	U	V	09	78,000
GRANTOR: DUFFORD KENNETH TRTE						
GRANTEE: BUTION GERALD & C A						
0597/1083	5/23/1990	DT	Q	V	01	100
GRANTOR: DUFFORD KENNETH C						
GRANTEE: DUFFORD KEN C TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 S66 E14 N66$.

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	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	2009	2009	3	35	630	

LAND DESCRIPTION

TOTAL OB/XF 630

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	0	0004	OR	188.00	246.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/30/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS