

**KINARD KEVIN JASON L/E/
2557 POOR BOY DR
BRYCEVILLE, FL 32009**

04-1S-23-0000-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				VALUATION SUMMARY																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0100	01	842	93.2140	97.87	82,407	1973	1973	0	0	0	20.25	79.75																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0										Heated Area: 720										HX Base Yr 2004									
Roof Cover	01	MINIMUM 100								30 18 18 24 24 6 12 12 6 6 6 24 30 30 24 UCP 1993 BAS 1993 UOP 1993 <td colspan="10"></td> <td colspan="10"></td>																													
Interior Wall	01	MINIMUM 80																																					
Interior Wall	05	DRYWALL 20																																					
Interior Floo	02	MIN PLYWD 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		1 100																																					
Frame	02	WOOD FRAME 100																																					
Stories		1. 1. 100																																					
Units		0 100																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Occupancy	00	NONE 100																																					
Quality		02 Quality Level 02																																					
DOR CODE		5000 IMPROVED AG																																					
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	720	100	1993	720	56,197																																	
	UCP	540	20	1993	108	8,430																																	
	UOP	72	20	1993	14	1,093																																	
TOTALS		1,332			842	65,720											BLD DATE				LGL DATE		05/12/2026		MLU														
EXTRA FEATURES							2557 POOR BOY DR, BRYCEVILLE										XF DATE				LAND DATE		11/21/2024		KBA														
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																								