PT N1/2 OF NW1/4 OF NE1/4 OF
SEC 29-1S-24E IN OR 1509/1756

NEADER RICHARD A & MELISSA L
7909 MOTES ROAD
BRYCEVILLE, FL 32009

2026

29-1S-24-0000-0002-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 09

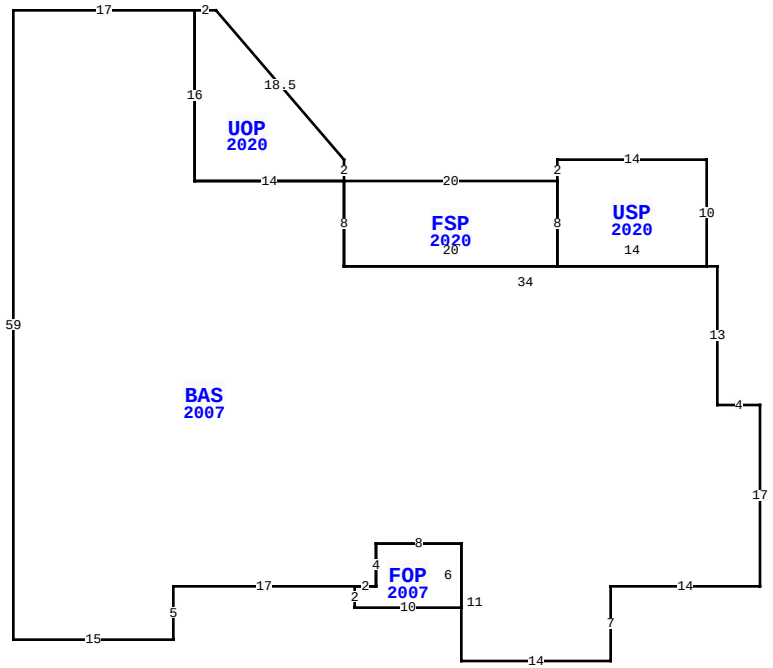
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,709	100	2007	2,709	405,974
FOP	52	30	2007	16	2,398
FSP	160	40	2020	64	9,591
UOP	140	20	2020	28	4,196
USP	140	30	2020	42	6,295
TOTALS	3,201			2,859	428,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,859	124.6393	173.25	495,322	2007	2007	0	0	0	13.50	86.50

1 SNGL FAM 100% - 2002 Heated Area: 2709 HX Base Yr 2002



7909 MOTES RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
4	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	2018	2018	3	74	1,154	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	428,454
TOTAL MARKET OB/XF VALUE	51,769
TOTAL LAND VALUE - MARKET	40,400
TOTAL MARKET VALUE	520,623
SOH/AGL Deduction	285,640
ASSESSED VALUE	234,983
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	183,572
TOTAL JUST VALUE	520,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011081	SWIM POOL	28,000	10/22/2019
M13325	MECH OTHER	0	09/01/2007
C20398	CO ISSUED	0	08/01/2007
B20398	NEW CONSTR	215,000	08/01/2007
E19871	ELEC OTHER	3,500	08/01/2007
P12650	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/1756	6/26/2007	WD	U	I	07	100
GRANTOR: NEADER ALICE M TRUST						
GRANTEE: NEADER RICHARD A &						
1492/0036	4/12/2007	WD	U	I	07	100
GRANTOR: NEADER ALICE M TRUST						
GRANTEE: NEADER RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 USP=[YR=2020] N10 W14 S2 FSP=[YR=2020] W20 UOP=[YR=2020] N2 U14 L12 W2 S16 E14$ S8 E20 N8$ S8 E14$ W34 N8 W14 N16 W17 S59 E15 N5 E17 FOP=[YR=2007] S2 E10 N6 W8 S4 W2$ E2 N4 E8 S11 E14 N7 E14 N17 W4 N13$.

LAND DESCRIPTION

TOTAL OB/XF 51,769

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	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 40,400 Market: 0 Agricultural: 0 Common: 40,400 PRINTED 07/09/2026 BY SYS