

PT OF W1/2 OF NE1/4 E OF HWY
IN OR 1861/1050
EX 7-1

KEY NAN GRAY/KEY JAMES BRYAN
7839 HWY 301
BRYCEVILLE, FL 32009

2026

30-1S-24-0000-0007-0000



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 70
Interior Wall	04	PLYWOOD 30
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	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	1,396	100	1993	1,396	125,081
BAS	144	100	2000	144	12,902
FOP	15	30	1993	4	358
FOP	25	30	2000	8	717
FST	96	55	1993	53	4,749
UOP	140	20	2012	28	2,509
UST	240	45	2000	108	9,677
TOTALS	2,056			1,741	155,992

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0860	POOL/SPA	0	100	27	0	1.00	UT 50,000.00	50,000.00
5	0510	GARAGE WD-	0	100	30	28	840.00	SF 35.00	35.00
6	1242	WD DECK A	0	100	10	11	110.00	SF 10.00	10.00
7	0752	USP	0	100	13	10	130.00	SF 15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	RSF-2	0.00	0.00	2.38

REVIEW DATE 03/27/2024 BY WWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,741	107.0000	112.35	195,601	1970	1973	0	0	0	20.25	79.75
1 SINGLE FAM 100% - 0 Heated Area: 1540 HX Base Yr												
7839 US HWY 301, BRYCEVILLE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/12/2026 MLU												

TOTAL OB/XF												
49,127												

TOTAL OB/XF												
49,127												

Market: 0 Agricultural: 0 Common: 80,920

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			155,992
TOTAL MARKET OB/XF VALUE			49,127
TOTAL LAND VALUE - MARKET			80,920
TOTAL MARKET VALUE			286,039
SOH/AGL Deduction			160,951
ASSESSED VALUE			125,088
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			73,677
TOTAL JUST VALUE			286,039
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007277	NEW CONSTR	300,000	06/01/2000
B007207	FOUNDATION	40,000	06/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1861/1050	6/11/2013	WD	U	I	11	100	
GRANTOR: KEY NAN GRAY							
GRANTEE: KEY NAN GRAY & JAME							
0339/0195	6/01/1981	FS	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 S7 W28 S5 UOP=[YR=2012] W28 S5 UST=[YR=2000] S12 E20 FST=[YR=1993] E8 N12W8 S12\$ N12 W20\$ E28 N5\$ S22 E23 FOP=[YR=2000] E5 N5 FOP=[YR=1993] N3 W5 S3 E5\$ W5 S5\$ N8 E5 S8 E20 N1 BAS=[YR=2000] E12 N12 W12 S12\$ N33\$.									

TOTAL OB/XF									
49,127									

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