IN OR 1819/1382
(EX 12-6 & 12-7 & 12-8)
R/W ESMT OR 330/683

EUBANKS ROBERT E TRUSTEE
PO BOX 6
BRYCEVILLE, FL 32009

2026

30-1S-24-0000-0012-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
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	01	Quality Level 01

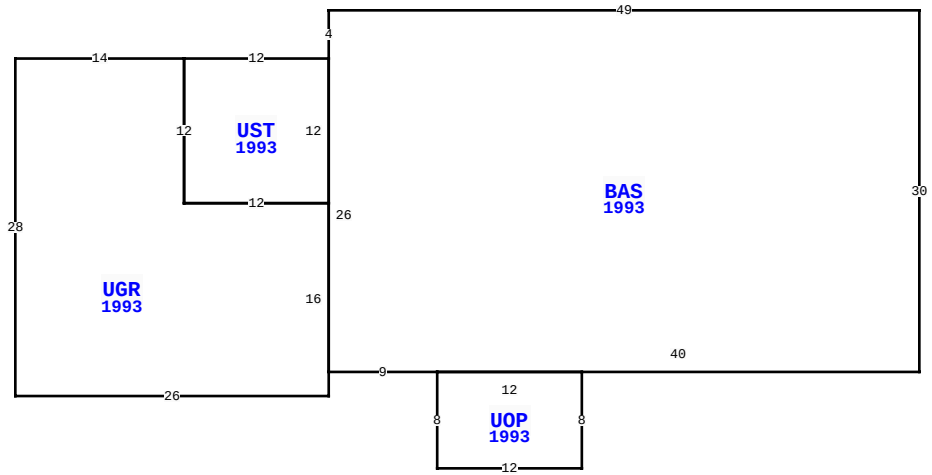
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1993	1,470	18,616
UGR	584	45	1993	263	3,331
UOP	96	20	1993	19	241
UST	144	45	1993	65	823
TOTALS	2,294			1,817	23,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,817	60.3000	63.32	115,052	1945	1945	0	0	20	50.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 1470 HX Base Yr



7474 DEMPS LN, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,010
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,800
TOTAL MARKET VALUE	75,810
SOH/AGL Deduction	0
ASSESSED VALUE	75,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,810
TOTAL JUST VALUE	75,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1819/1382	10/09/2012	QC	U	I	11	100
GRANTOR: AVERY PATRICIA A						
GRANTEE: EUBANKS ROBERT E TR						
1410/1657	5/09/2006	WD	U	I	18	100
GRANTOR: AVERY MELVIN AND PATR						
GRANTEE: AVERY L/E & EUBANKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S4 UST=[YR=1993] W12 UGR=[YR=1993] W14 S28 E26 N16 W12 N12$ S12 E12 N12$ S26 E9 UOP=[YR=1993] S8 E12 N8 W12$ E40 N30 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	RSF-2	0.00	0.00	1.32	AC		1.00	1.00	1.00	40,000.00	40,000.00	52,800							

REVIEW DATE 01/28/2025 BY WW Total Acres: 1.32 Total Land Value: 52,800 Market: 0 Agricultural: 0 Common: 52,800 PRINTED 07/09/2026 BY SYS