PT OR 2614/430
R/W EASEMENT OR 335/105

EUBANKS ROBERT E REV TRUST
PO BOX 6
BRYCEVILLE, FL 32009

2026

30-1S-24-0000-0012-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,217
TOTAL MARKET VALUE	4,217
SOH/AGL Deduction	0
ASSESSED VALUE	4,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,217
TOTAL JUST VALUE	4,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0430	1/17/2023	WD	Q	V	05	35,000
GRANTOR: PRUITT ERNEST LEE & M						
GRANTEE: EUBANKS ROBERT E RE						
0480/0502	1/28/2986	FS	U	V		100
GRANTOR: PRUITT ERNEST LEE						
GRANTEE: PRUITT ERNEST LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009605	C	WETLANDS	0		RSF-2	0.00	0.00	4.11	AC		1.00	1.00	1.00	1,000.00	1,000.00	4,110							
2	009400	C	RIGHT-OF-WAY	0		RSF-2	0.00	0.00	2.14	AC		1.00	1.00	0.50	100.00	50.00	107							

REVIEW DATE 05/13/2026 **BY** MLU Total Acres: 6.25 Total Land Value: 4,217 Market: 0 Agricultural: 0 Common: 4,217 **PRINTED** 07/09/2026 BY SYS