PT OR 1410/1657

EUBANKS ROBERT E REVOCABLE TRUST/EUBANKS ROBERT E
PO BOX 6
BRYCEVILLE, FL 32009-0006

2026

30-1S-24-0000-0012-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

DEMPS LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/10/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,720
TOTAL LAND VALUE - MARKET	95,200
TOTAL MARKET VALUE	8,063
SOH/AGL Deduction	0
ASSESSED VALUE	8,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,063
TOTAL JUST VALUE	101,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/1657	5/09/2006	WD	Q	V	01	100
GRANTOR: AVERY MELVIN B & PATR						
GRANTEE: EUBANKS ROBERT E RE						
1349/0043	9/12/2005	WD	Q	I	01	100,000
GRANTOR: AVERY MELVIN B & PATR						
GRANTEE: EUBANKS ROBERT E TR						

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
1	0680	POLE SHED	0	0	40	30	1,200.00	SF	10.00	10.00	100	2012	2011		56	6,720	

LAND DESCRIPTION

TOTAL OB/XF 6,720

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	005600	A	TIMBER 3 N S	0		RSF-2	0.00	0.00	3.40	AC		1.00	1.00	1.00	395.00	395.00	1,343							
2	009910	M	MARKET VALUE	0		RSF-2	0.00	0.00	3.40	AC		1.00	1.00	1.00	28,000.00	28,000.00	95,200							

REVIEW DATE 04/16/2024 BY WWA Total Acres: 3.40 Total Land Value: 1,343 Market: 95,200 Agricultural: 1,343 Common: 0 PRINTED 07/09/2026 BY SYS