

PT OF N1/4 OF SEC 30-1S-24E
IN OR 2520/773
ESMT OR 1934/1543

CARR MATTHEW A & PATRICIA MAE
3320 BROADWAY AVENUE
JACKSONVILLE, FL 32254

2026

30-1S-24-0000-0018-0050



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																							
																		VALUATION BY STANDARD																							
																		Tax Group: 6						Tax Dist:						0											
																		BUILDING MARKET VALUE												12,000											
																		TOTAL MARKET OB/XF VALUE												40,000											
																		TOTAL LAND VALUE - MARKET												52,000											
																		TOTAL MARKET VALUE												1,180											
																		SOH/AGL Deduction												50,820											
																		ASSESSED VALUE												0											
																		TOTAL EXEMPTION VALUE												50,820											
																		BASE TAXABLE VALUE												52,000											
TOTAL JUST VALUE												0																													
NCON VALUE												57,000																													
INCOME VALUE																																									
PREVIOUS YEAR MKT VALUE																																									
DOR CODE						0001						VAC W/XFOB																													
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																																									
EXTRA FEATURES						7998 RAILROAD RD, BRYCEVILLE																																			
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																										
1	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1978	1978	3	100	6,000																											
2	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1978	1978	3	100	6,000																											
																	BLD DATE						LGL DATE																		
																	XF DATE						LAND DATE																		
																	INC DATE						AG DATE																		
																							05/12/2026 MLU																		
LAND DESCRIPTION																	TOTAL OB/XF 12,000																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000																								
REVIEW DATE 01/01/2023 BY CD						Total Acres: 1.00						Total Land Value: 40,000						Market: 0						Agricultural: 0						Common: 40,000						PRINTED 07/09/2026 BY SYS					