PT OR 690/827
R/W OR 953/1105
ESMT OR 986/874

BUSTION GERALD W & CYNTHIA A
7901 PODER PLACE
BRYCEVILLE, FL 32009

2026

33-1N-24-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

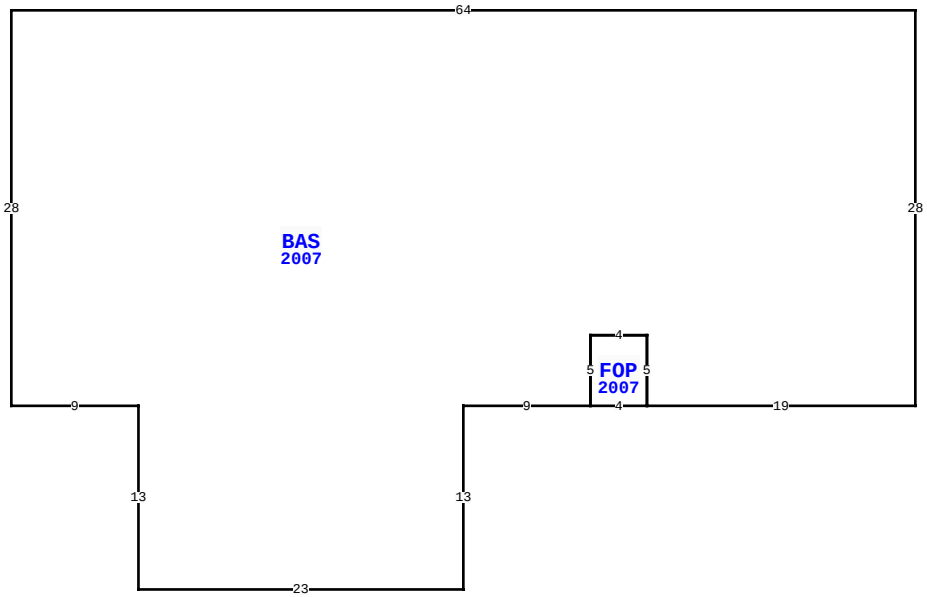
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2007	2,071	65,759
FOP	20	30	2007	6	191
TOTALS	2,091			2,077	65,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,077	117.6000	105.84	219,830	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 2071 HX Base Yr



13499 OPUS RD, BRYCEVILLE

BLD DATE	12/12/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	117,049
TOTAL MARKET OB/XF VALUE	16,670
TOTAL LAND VALUE - MARKET	100,800
TOTAL MARKET VALUE	190,311
SOH/AGL Deduction	2,173
ASSESSED VALUE	188,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,138
TOTAL JUST VALUE	234,519
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12760	NEW CONSTR	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64 S28 E9 S13 E23 N13 E9 FOP=[YR=2007] E4 N5 W4 S5 $ N5 E4 S5 E19 N28 $.

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	0681	POLE SHED	0	0	40	7	280.00	SF	15.00	15.00	100	1998	1998	3	24	1,008	
3	1242	WD DECK A	0	0	16	13	208.00	SF	10.00	10.00	100	1992	1992	3	20	416	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
5	0681	POLE SHED	0	0	40	24	960.00	SF	15.00	15.00	100	2019	2019	3	84	12,096	

LAND DESCRIPTION

TOTAL OB/XF 16,670

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	56,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	370.00	370.00	592							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	28,000.00	28,000.00	44,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.60 Total Land Value: 56,592 Market: 44,800 Agricultural: 592 Common: 56,000 PRINTED 07/09/2026 BY SYS

PT OR 690/827
R/W OR 953/1105
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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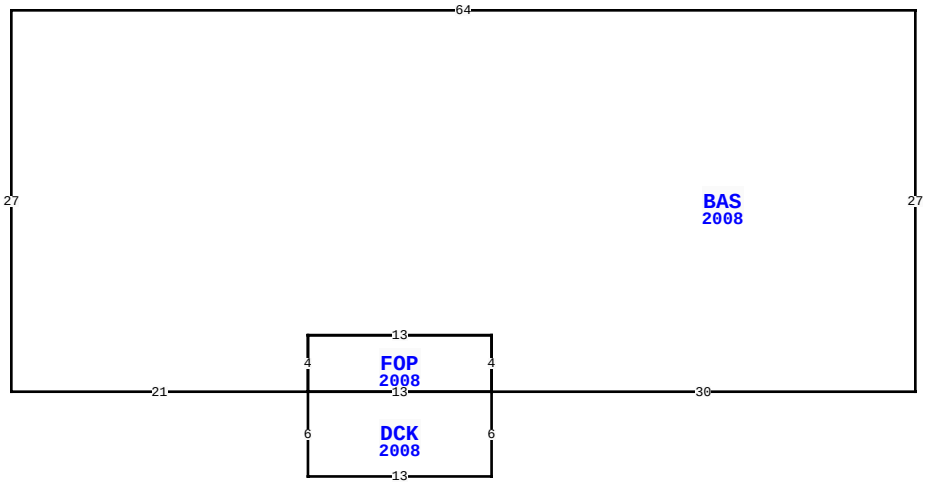
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	2008	1,676	50,260
DCK	78	15	2008	12	360
FOP	52	30	2008	16	480
TOTALS	1,806			1,704	51,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,704	117.6000	99.96	170,332	1992	1992	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 1676 HX Base Yr



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13499 OPUS RD, BRYCEVILLE

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W64 S27 E21 DCK=[YR=2008] S6 E13 N6 W13$
FOP=[YR=2008] E13 N4 W13 S4$ N4 E13 S4 E30 N27$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.60 Total Land Value: 56,592 Market: 44,800 Agricultural: 592 Common: 56,000 PRINTED 07/09/2026 BY SYS