LOT 22
IN OR 1771/710
BUCKHEAD SUB PB 6/135-136

RATLIFF ROY J
32075 WHITETAIL COURT
BRYCEVILLE, FL 32009

2023

01-1S-24-018B-0022-0000

BUILDING CHARACTERISTICS

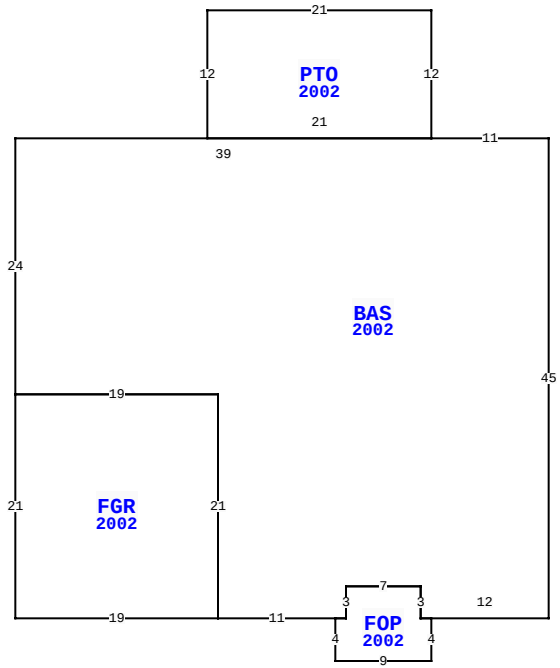
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	196,749
FGR	399	55	219	23,546
FOP	57	30	17	1,827
PTO	252	5	13	1,397
TOTALS	2,538		2,079	223,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,079	97.4610	115.73	240,603	2002	2007	0	0	0	7.10	92.90

1 SNGL FAM – 100% - 2004 Heated Area: 1830 HX Base Yr 2004



32075 WHITE TAIL CT, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		223,520
TOTAL MARKET OB/XF VALUE		5,928
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		259,448
SOH/AGL Deduction		132,560
ASSESSED VALUE		126,888
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,888
TOTAL JUST VALUE		259,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004561	REPAIR/RRF	17,495	05/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1771/0710	11/30/2011	QC	U	I	11	100
GRANTOR: RATLIFF MARIA G						
GRANTEE: RATLIFF ROY J						
1052/0693	4/26/2002	WD	Q	I		132,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RATLIFF MARIA & ROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 PTO=[YR=2002] N12 W21 S12 E21 $ W39 S24
FGR=[YR=2002] S21 E19 N21 W19 $ E19 S21 E11 FOP=[YR=2002]
S4 E9 N4 W1 N3 W7 S3 W1 $ E1 N3 E7 S3 E12 N45 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2002	2002	3	83	2,883	

LAND DESCRIPTION

TOTAL OB/XF 5,928

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	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/06/2020 BY TWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS