PT OF SW1/4
IN OR 1180/173

CASTEEL JAMES & CONNIE
11298 THORNHILL PLACE
BRYCEVILLE, FL 32009

2023

02-1S-24-0000-0001-0110

BUILDING CHARACTERISTICS

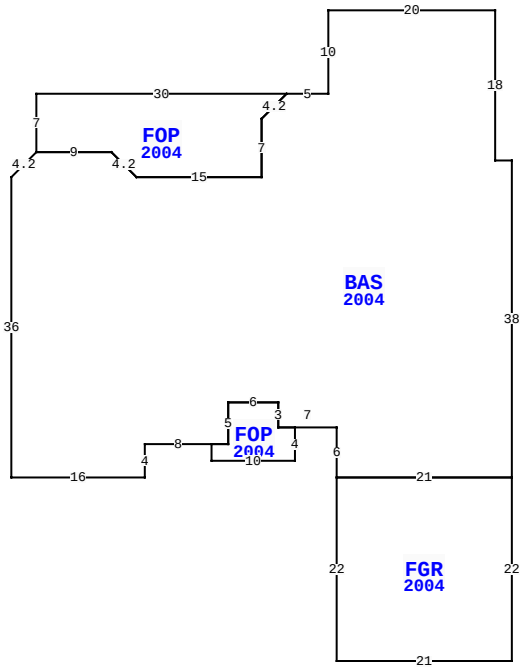
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2,540	274,440
FGR	462	55	254	27,444
FOP	54	30	16	1,729
FOP	243	30	73	7,888
TOTALS	3,299		2,883	311,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,883	100.8197	119.72	345,153	2004	2009	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2005 Heated Area: 2540 HX Base Yr 2005



11298 THORNHILL PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		311,501
TOTAL MARKET OB/XF VALUE		25,694
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		374,995
SOH/AGL Deduction		213,250
ASSESSED VALUE		161,745
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,745
TOTAL JUST VALUE		374,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011880	REPAIR/RRF	19,400	11/14/2019
M047899	NEW CONSTR	0	02/02/2004
B0311893	NEW CONSTR	177,682	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/0173	10/10/2003	QC	U	V	07	100
GRANTOR: KREDELL MICHAEL & KAT						
GRANTEE: CASTEEL JAMES II &						
1155/0857	7/22/2003	QC	Q	V		18,000
GRANTOR: KREDELL MICHAEL & KAT						
GRANTEE: CASTEEL JAMES & CON						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,160.00	SF	4.00	4.00	100	2004	2004	3	86	3,990	
2	0855	CONC PAVER	0	100	0	0	760.00	SF	10.00	10.00	100	2013	2013	3	95	7,220	
3	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2012	2012	3	71	14,484	

BUILDING DIMENSIONS

BAS=[YR=2004] W20 S10 W5 FOP=[YR=2004] W30 S7 E9 D3 R3 E15 N7 U3 R3 $ D3 L3 S7 W15 U3 L3 W9 D3 L3 S36 E16 N4E8 FOP=[YR=2004] S2 E10 N4 W2 N3 W6 S5 W2$ E2 N5 E6 S3 E7 S6 FGR=[YR=2004] S22 E21 N22 W21$ E21 N38 W2 N18$.

LAND DESCRIPTION

TOTAL OB/XF 25,694

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,800							

REVIEW DATE 03/05/2021 BY TWX Total Acres: 1.26 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/02/2023 BY SYS