

PT OF W1/2 OF SW1/4 OF SW1/4  
R622297  
PARCEL 2-3 SECT 02-1S-24 &

HETZ LARRY L & LINDA P  
11471 GOLDEN EAGLE PLACE  
BRYCEVILLE, FL 32009

2023

02-1S-24-0000-0002-0030



| 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            | 11 | CLAY TILE 50   |
| Interior Floo            | 14 | CARPET 50      |
| 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          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                     |
|------------------|---------|---------------------|
| Quality          | 06      | Quality Level 06    |
| DOR CODE         | 5601    | TIMBER 2-3 SI 70-79 |
| MAP NUM          |         | MKT AREA 08         |
| NEIGHBORHOOD/LOC | 8001.00 |                     |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,914            | 100         | 1,914        | 169,317              |
| FGR       | 624              | 55          | 343          | 30,343               |
| FOP       | 21               | 30          | 6            | 531                  |
| FSP       | 432              | 40          | 173          | 15,304               |
| TOTALS    | 2,991            |             | 2,436        | 215,494              |

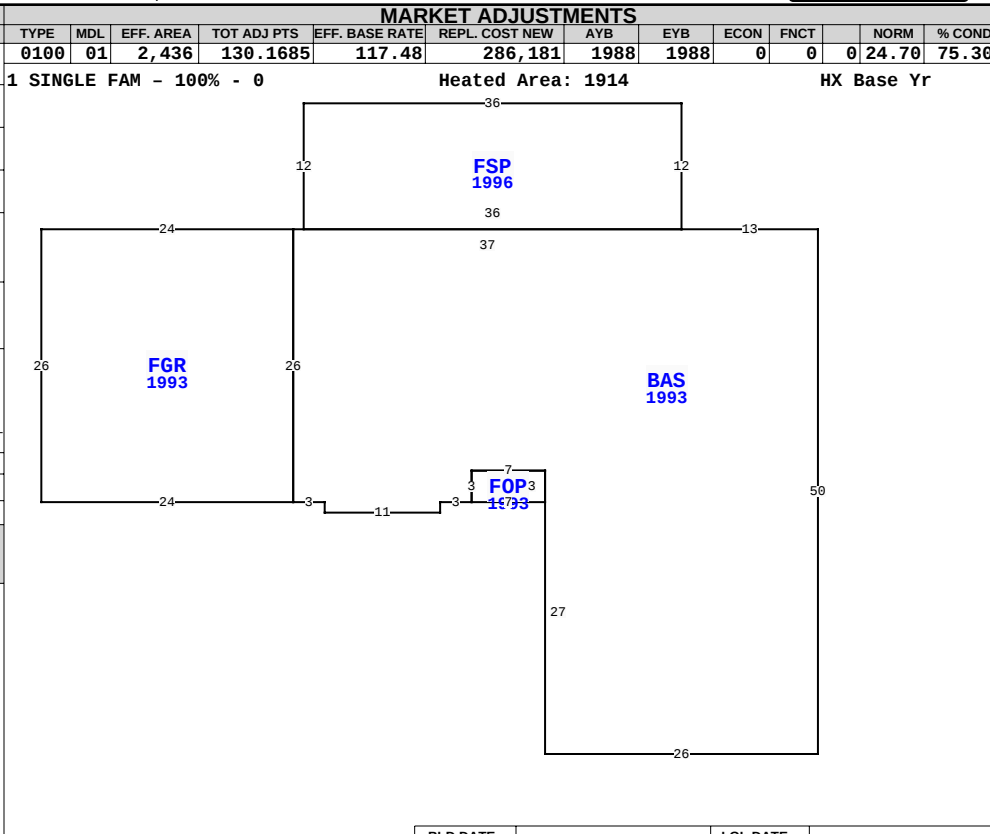
#### EXTRA FEATURES

| 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   | 0510       | GARAGE WD-  | 0 100   | 30 | 45 | 1,350.00 | SF | 24.85 | 24.85          | 100       | 1970    | 1970        | 3 | 20     | 6,710           |       |
| 3   | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 1,408.00 | SF | 4.00  | 4.00           | 100       | 1991    | 1991        | 3 | 64     | 3,604           |       |
| 5   | 0510       | GARAGE WD-  | 0 100   | 40 | 30 | 1,200.00 | SF | 35.00 | 35.00          | 100       | 2002    | 2002        | 3 | 32     | 13,440          |       |

#### LAND DESCRIPTION

| 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 |
|-----|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 1   | 005000   | C   | RURAL HOME           | 100 | 0007 | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 30,000.00  | 30,000.00      | 30,000     |
| 2   | 005010   | A   | SVCE ACRGE           | 0   | 0007 | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 500.00     | 500.00         | 500        |
| 3   | 009530   | C   | POND                 | 0   |      |          | 0.00  | 0.00  | 0.50        | AC        |     | 1.00     | 1.00   | 1.00    | 2,500.00   | 2,500.00       | 1,250      |
| 4   | 005901   | A   | HARDWOOD SI          | 0   |      |          | 0.00  | 0.00  | 3.98        | AC        |     | 1.00     | 1.00   | 1.00    | 225.00     | 225.00         | 896        |
| 5   | 005601   | A   | TIMB2-3 SI           | 0   |      |          | 0.00  | 0.00  | 4.27        | AC        |     | 1.00     | 1.00   | 1.00    | 350.00     | 350.00         | 1,494      |
| 6   | 009910   | M   | MKT. VAL. AG         | 0   |      |          | 0.00  | 0.00  | 9.75        | AC        |     | 1.00     | 1.00   | 1.00    | 19,000.00  | 19,000.00      | 185,250    |

REVIEW DATE 02/23/2021 BY TW



11471 GOLDEN EAGLE PL, BRYCEVILLE

| BLD DATE | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |
|----------|---------|----------|------------|-----------|---------|
|          |         |          | 06/15/2023 | MLU       |         |

#### TOTAL OB/XF 23,754

| 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 |
|-----|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 1   | 005000   | C   | RURAL HOME           | 100 | 0007 | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 30,000.00  | 30,000.00      | 30,000     |
| 2   | 005010   | A   | SVCE ACRGE           | 0   | 0007 | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 500.00     | 500.00         | 500        |
| 3   | 009530   | C   | POND                 | 0   |      |          | 0.00  | 0.00  | 0.50        | AC        |     | 1.00     | 1.00   | 1.00    | 2,500.00   | 2,500.00       | 1,250      |
| 4   | 005901   | A   | HARDWOOD SI          | 0   |      |          | 0.00  | 0.00  | 3.98        | AC        |     | 1.00     | 1.00   | 1.00    | 225.00     | 225.00         | 896        |
| 5   | 005601   | A   | TIMB2-3 SI           | 0   |      |          | 0.00  | 0.00  | 4.27        | AC        |     | 1.00     | 1.00   | 1.00    | 350.00     | 350.00         | 1,494      |
| 6   | 009910   | M   | MKT. VAL. AG         | 0   |      |          | 0.00  | 0.00  | 9.75        | AC        |     | 1.00     | 1.00   | 1.00    | 19,000.00  | 19,000.00      | 185,250    |

Total Acres: 10.75 Total Land Value: 34,140 Market: 185,250 Agricultural: 2,890 Common: 31,250

#### NASSAU COUNTY PROPERTY VALUATION SUMMARY

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 6              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 223,741  |
| TOTAL MARKET OB/XF VALUE  |           | 23,754   |
| TOTAL LAND VALUE - MARKET |           | 216,500  |
| TOTAL MARKET VALUE        |           | 281,635  |
| SOH/AGL Deduction         |           | 134,470  |
| ASSESSED VALUE            |           | 147,165  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 97,165   |
| TOTAL JUST VALUE          |           | 463,995  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 229,352  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20009892   | GARAGE      | 22,459 | 10/19/2020 |
| B029960    | GARAGE      | 39,600 | 07/01/2002 |

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 0184/0432         | 1/01/1974 | MS        | U   | V   |        | 15,000     |

GRANTOR:

GRANTEE:

| BUILDING NOTES |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|
|                |  |  |  |  |  |  |

#### BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1996] N12 W36 S12 E36\$ W37  
FGR=[YR=1993] W24 S26 E24 N26\$ S26 E3 S1 E11 N1 E3  
FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S27 E26 N50\$.

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