OR 93/501 & OR 122/630
RP 2222 & 2223
PARCELS 2-3 & 2-4 &

VARELA MARTHA EST
C/O ESPERANZA VARELA, 11363 WATERLOO LANE
BRYCEVILLE, FL 32009

2023

03-1S-24-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

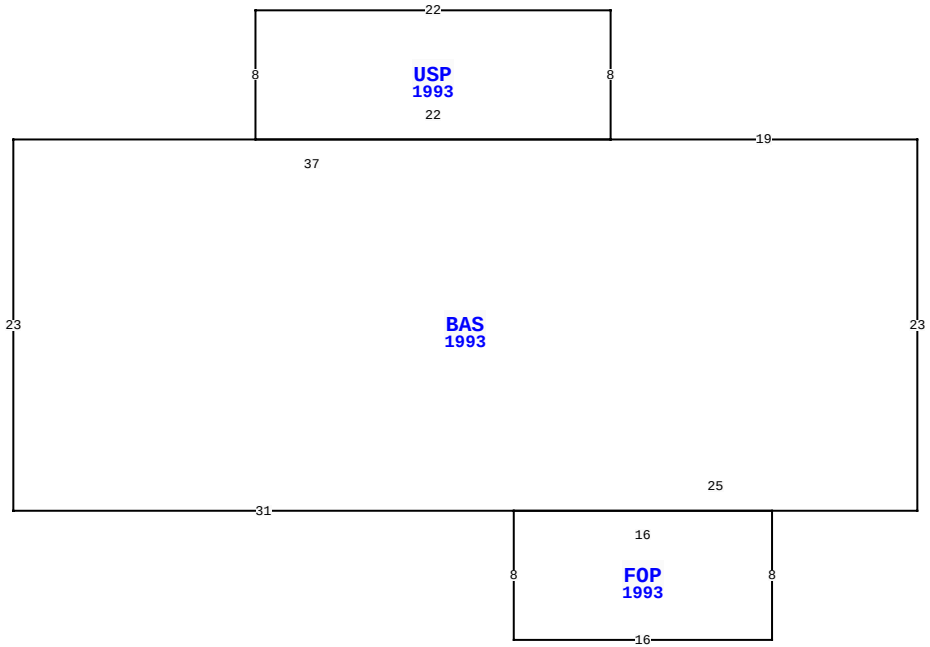
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	25,267
FOP	128	30	38	746
USP	176	50	88	1,726
TOTALS	1,592		1,414	27,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,414	100.6000	65.39	92,461	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 50% - 2004 Heated Area: 1288 HX Base Yr 2004



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/18/2023 MLU
AG DATE	

11363 WATERLOO LN, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		27,738
TOTAL MARKET OB/XF VALUE		674
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		100,412
SOH/AGL Deduction		36,840
ASSESSED VALUE		63,572
TOTAL EXEMPTION VALUE	HA HAB SX	24,023
BASE TAXABLE VALUE		39,549
TOTAL JUST VALUE		100,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B97	XFOB	16,660	06/01/1997
B9603026	XFOB	16,660	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0799/0343	6/23/1997	MS	U	V	03	100

GRANTOR: NASSAU COUNTY
GRANTEE: VARELA MARTHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 USP=[YR=1993] N8 W22 S8 E22$ W37 S23 E31
FOP=[YR=1993] S8 E16 N8 W16$ E25 N23$.

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
3	0350	CARPORT WD	0	50	18	20	360.00	SF	9.36	9.36	100	1997	1997	3	20	674	

LAND DESCRIPTION

TOTAL OB/XF 674

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	50	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS