PT OF SE1/4 OF SE1/4 OF
SEC 3-1S-24E IN OR 1991/1973

CANTRELL WILLIAM & TERESA
11331 WATERLOO PL
BRYCEVILLE, FL 32009

2023

03-1S-24-0000-0002-0100

BUILDING CHARACTERISTICS

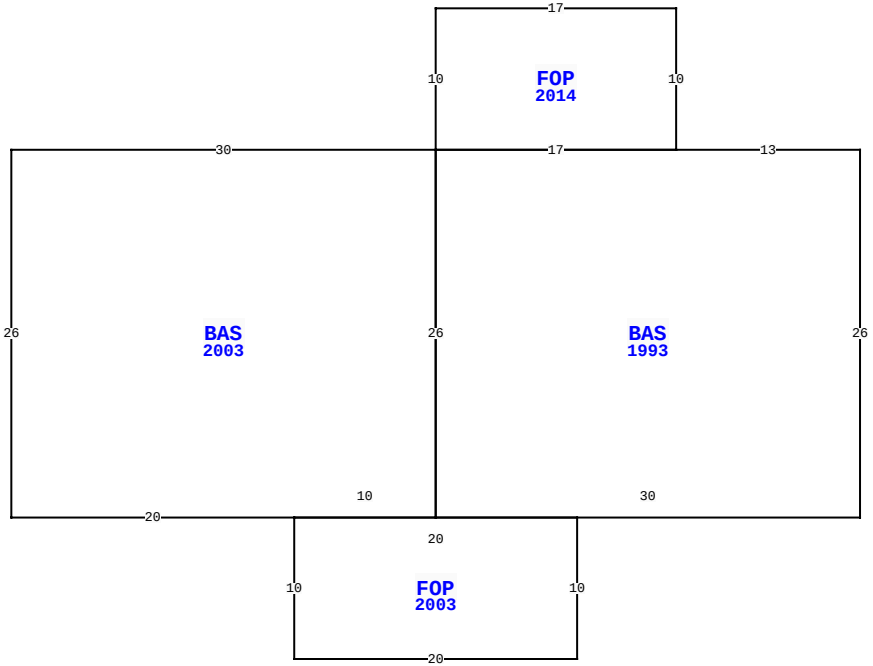
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	780	100	780	60,491
BAS	780	100	780	60,491
FOP	200	30	60	4,653
FOP	170	30	51	3,956
TOTALS	1,930		1,671	129,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	102.6000	92.60	154,735	1986	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2016 Heated Area: 1560 HX Base Yr 2016



11331 WATERLOO LN, 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		129,591
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		24,375
TOTAL MARKET VALUE		153,966
SOH/AGL Deduction		62,891
ASSESSED VALUE		91,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,075
TOTAL JUST VALUE		153,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M036828	H/AC	750	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1991/1973	7/15/2015	WD	U	I	37	40,000
GRANTOR: KAJA HOLDINGS 2 LLC						
GRANTEE: CANTRELL WILLIAM &						
1987/1604	6/19/2015	QC	U	I	11	19,700
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: KAJA HOLDINGS 2 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=2014] N10 W17 S10 BAS=[YR=2003] W30 S26 E20 FOP=[YR=2003] S10 E20 N10 W20 $ E10 N26 $ E17 $ W17 S26 E30 N26 $.

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
1	000100	C	SFR	100	0007	OR	0.00	0.00	0.65	AC		1.00	1.00	1.25	30,000.00	37,500.00	24,375							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 0.65 Total Land Value: 24,375 Market: 0 Agricultural: 0 Common: 24,375 PRINTED 08/02/2023 BY SYS