LOT 17
IN OR 1437/410
ESMTS PT OR 1282/1743-1748

GESTER CECIL E & AMANDA J
P O BOX 83
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0017-0000

BUILDING CHARACTERISTICS

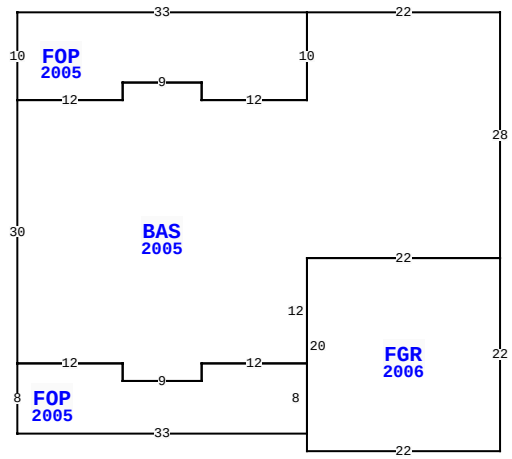
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	8003.00	

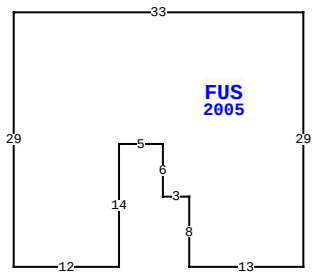
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100	1,642	166,185
FGR	484	55	266	26,922
FOP	246	30	74	7,490
FOP	312	30	94	9,514
FUS	863	100	863	87,344
TOTALS	3,547		2,939	297,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,939	92.6370	110.01	323,319	2005	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2007 Heated Area: 2505 HX Base Yr 2007





9222 FORD RD, BRYCEVILLE

BLD DATE			LGL DATE
XF DATE	02/15/2007	JH	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		320,538
TOTAL MARKET OB/XF VALUE		71,246
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		421,784
SOH/AGL Deduction		160,822
ASSESSED VALUE		260,962
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,962
TOTAL JUST VALUE		421,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004410	GARAGE	57,960	05/22/2020
B20879	OTHER	1,000	12/01/2007
B17043	SCRN RM	9,533	12/01/2006
B0516662	SWIM POOL	15,213	10/31/2006
B16662	SWIM POOL	15,213	08/01/2005
M09268	MECH OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/0410	8/15/2006	WD	Q	I		394,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: GESTER CECIL E & AM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] W33 S10 E12 N2 E9 S2 E12 N10$ S10 W12 N2 W9 S2 W12 S30 FOP=[YR=2005] S8 E33 FGR=[YR=2006] S2 E22 N22 W22 S20 $ N8 W12 S2 W9 N2 W12$ E12 S2 E9 N2 E12 N12 E22 N28$ PTR=E15 FUS=[YR=2005] E33 S29 W13 N8 W3 N6 W5 S14 W12 N29$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,375.00	4,375.00	100	2005	2005	3	90	3,938	
2	0812	CONCRETE C	0	100	0	0	4,408.00	SF	4.00	4.00	100	2005	2005	3	87	15,340	
3	0911	SCRN RM A	0	100	28	25	700.00	SF	17.50	17.50	100	2005	2005	3	27	3,308	
4	0861	POOL GUNIT	0	100	0	0	252.00	SF	127.50	127.50	100	2006	2006	3	48	15,422	
5	0845	KOOL DECK	0	100	0	0	778.00	SF	7.25	7.25	100	2006	2006	3	88	4,964	
6	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2007	2007	3	89	2,999	
7	0473	VF 3 RAIL	0	100	0	0	54.00	LF	7.50	7.50	100	2008	2008	3	76	308	
8	0812	CONCRETE C	0	100	0	0	1,880.00	SF	4.00	4.00	100	2020	2020	3	99	7,445	
9	0476	VF 6 SBPL	0	100	0	0	540.00	LF	32.00	32.00	100	2020	2020	3	98	16,934	
10	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	

TOTAL OB/XF 71,246

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/23/2021 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS

LOT 17
IN OR 1437/410
ESMTS PT OR 1282/1743-1748

GESTER CECIL E & AMANDA J
P O BOX 83
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

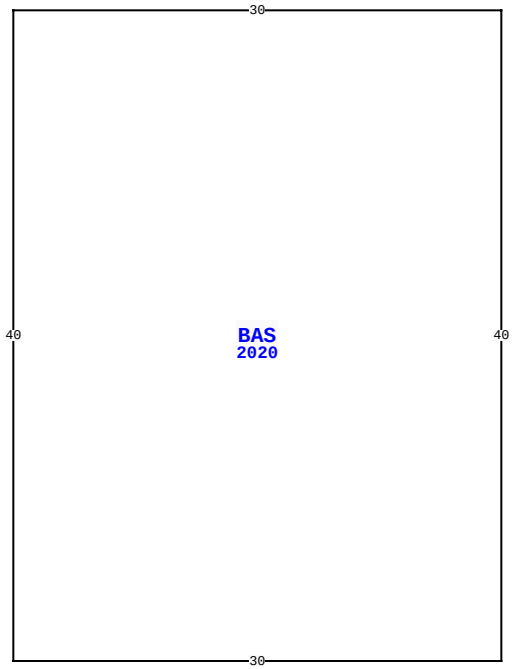
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,085
TOTALS	1,200		1,200	23,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2007 Heated Area: 1200 HX Base Yr 2007



9222 FORD RD, BRYCEVILLE

BLD DATE	02/15/2007 JH	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		320,538
TOTAL MARKET OB/XF VALUE		71,246
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		421,784
SOH/AGL Deduction		160,822
ASSESSED VALUE		260,962
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,962
TOTAL JUST VALUE		421,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514244	ELEC OTHER	2,000	02/01/2005
B0414240	NEW CONSTR	203,798	12/01/2004
P0408828	OTHER	0	12/01/2004
R047001	REPAIR/RRF	2,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1437/0410	8/15/2006	WD	Q	I		394,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GESTER CECIL E & AM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S40 E30 N40$.

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

REVIEW DATE 02/23/2021 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS