N1/2 OF NW1/4 OF NE1/4 LYING WESTERLY OF R/W CR 121 & N1/2 OF NE1/4 OF NW1/4 & N1/2 OF

ALVAREZ CARLOS J & IVIS
13288 CR 121
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0002-0040

BUILDING CHARACTERISTICS

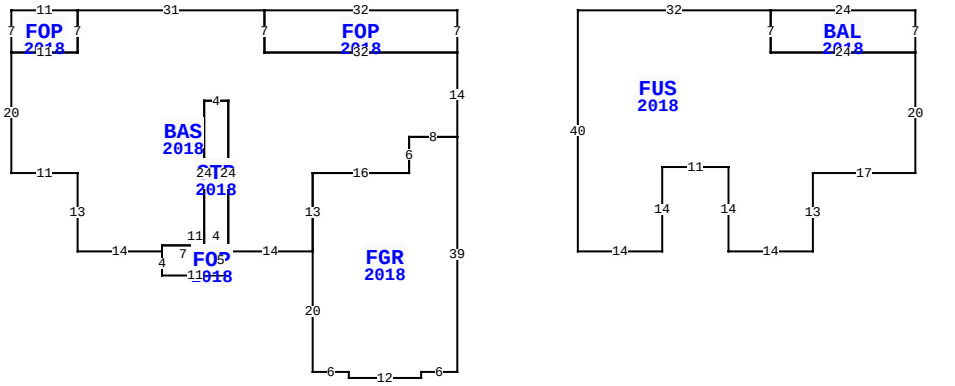
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	25	3,248
BAS	2,145	100	2,145	278,671
FGR	852	55	469	60,931
FOP	77	30	23	2,989
FOP	151	30	45	5,847
FOP	224	30	67	8,705
FUS	1,697	100	1,697	220,468
STR	96	10	10	1,299
TOTALS	5,410		4,481	582,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,481	92.9808	132.50	593,732	2018	2018	0	0	0	1.95	98.05

1 SFR CUST - 100% - 2019 Heated Area: 3842 HX Base Yr 2019



13288 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		582,154
TOTAL MARKET OB/XF VALUE		44,703
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		660,987
SOH/AGL Deduction		228,169
ASSESSED VALUE		432,818
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		382,818
TOTAL JUST VALUE		827,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005706	NEW CONSTR	492,521	09/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2136/1682	7/28/2017	WD	U	V	11	100

GRANTOR: LERIALIA LLC

GRANTEE: ALVAREZ CARLOS J &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W32 BAS=[YR=2018] W31 FOP=[YR=2018] W11 S7 E11 N7$ S7 W11 S20 E11 S13 E14 FOP=[YR=2018] S4 E11 N5 STR=[YR=2018] W4 N24 E4 S24$ N24 W4 S24 W7 S1$ N1 E11 S1 E14 FGR=[YR=2018] S20 E6 S1 E12 N1 E6 N39 W8 S6 W16 S13$ N13 E16 N6 E8 N14 W32 N7$ S7 E32 N7$ PTR= E20 FUS=[YR=2018] E32 BAL=[YR=2018] E24 S7 W24 N7$ S7 E24 S20 W17 S13 W14 N14 W11 S14 W14 N40$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	2,829.00	SF	10.00	10.00	100	2018	2018	3	98	27,724	
3	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2018	2018	3	90	8,208	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
5	0474	VF 4 RAIL	0	100	0	0	539.00	LF	9.25	9.25	100	2018	2018	3	95	4,736	

LAND DESCRIPTION

TOTAL OB/XF 44,703

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	005000	C	RURAL HOME	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005501	A	TIMB2-2 SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	540.00	540.00	3,780							
3	005902	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 07/24/2018 BY TW Total Acres: 10.00 Total Land Value: 34,130 Market: 171,000 Agricultural: 4,130 Common: 30,000 PRINTED 08/02/2023 BY SYS