N1/2 OF NW1/4 OF SW1/4 OF
NE1/4
IN OR 1589/176

WEISCOPF MICHAEL A SR & SHERRY
13176 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

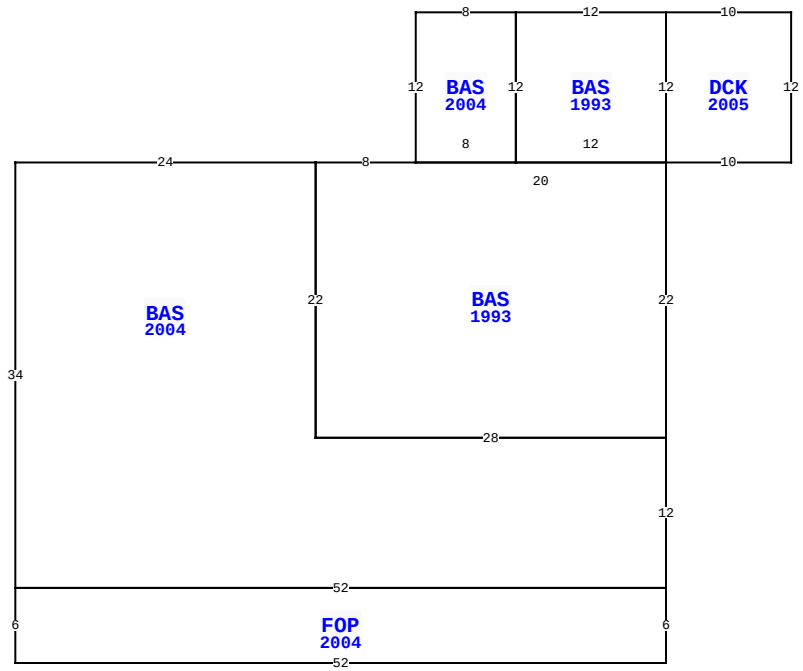
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	144	13,235
BAS	616	100	616	56,615
BAS	96	100	96	8,823
BAS	1,152	100	1,152	105,878
DCK	120	10	12	1,103
FOP	312	30	94	8,639
TOTALS	2,440		2,114	194,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,114	119.4620	107.81	227,910	1958	1992	0	0	0	14.75	85.25

2 SINGLE FAM – 100% - 2009 Heated Area: 2008 HX Base Yr 2009



13176 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		194,293
TOTAL MARKET OB/XF VALUE		3,042
TOTAL LAND VALUE - MARKET		122,000
TOTAL MARKET VALUE		319,335
SOH/AGL Deduction		169,458
ASSESSED VALUE		149,877
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		94,877
TOTAL JUST VALUE		319,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27237	ADDITION	7,312	05/27/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1589/0176	10/13/2008	WD	Q	I		229,000
GRANTOR: SECKINGER ROWLAND B &						
GRANTEE: WEISCOPF MICHAEL A						
0904/1912	10/26/1999	WD	Q	I		30,000
GRANTOR: NORTON FRANCES J & LI						
GRANTEE: SECKINGER ROWLAND B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2004] W8 S12 BAS=[YR=1993] W8
BAS=[YR=2004] W24 S34 FOP=[YR=2004] S6 E52 N6 W52 $ E52 N12
W28 N22 $ S22 E28 N22 W20 $ E8 N12 $ S12 E12 N12 $
DCK=[YR=2005] E10 S12 W10 N12 $.

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
2	0350	CARPORT WD	0	100	20	18	360.00	SF	13.00	13.00	100	2013	2013	3	65	3,042	

LAND DESCRIPTION

TOTAL OB/XF 3,042

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	100	0004	OR	0.00	0.00	4.88	AC		1.00	1.00	1.00	25,000.00	25,000.00	122,000							

REVIEW DATE 09/20/2018 BY TWA Total Acres: 4.88 Total Land Value: 122,000 Market: 0 Agricultural: 0 Common: 122,000 PRINTED 08/02/2023 BY SYS