S118 FT OF N224 FT OF S1/2 OF
NW1/4 OF SW1/4 OF NE1/4 LYING
W OF CR 121 OR 2502/1596

HOLTON FAMILY TRUST/HOLTON CECIL RAY TRUSTEE
13081 CR 121
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

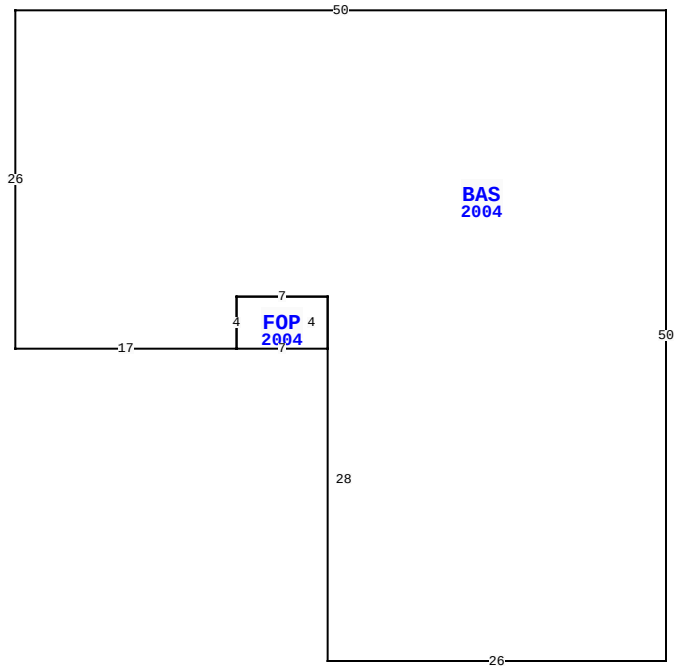
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,896	100	1,896	200,426
FOP	28	30	8	845
TOTALS	1,924		1,904	201,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,904	97.2846	115.53	219,969	2004	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2006 Heated Area: 1896 HX Base Yr 2006



13081 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		201,272
TOTAL MARKET OB/XF VALUE		20,329
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		266,601
SOH/AGL Deduction		132,485
ASSESSED VALUE		134,116
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,116
TOTAL JUST VALUE		266,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20176	SWIM POOL	18,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/1596	10/04/2021	WD	U	I	11	100
GRANTOR: HOLTON CECIL R JR & C						
GRANTEE: HOLTON FAMILY TRUST						
1142/1368	6/04/2003	WD	U	V	01	100
GRANTOR: HOLTON CECIL R & CARO						
GRANTEE: HOLTON CECIL R JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W50 S26 E17 FOP=[YR=2004] E7 N4 W7 S4$ N4 E7 S28 E26 N50$.

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
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2007	2007	3	52	12,730	
5	0845	KOOL DECK	0	100	0	0	512.00	SF	7.25	7.25	100	2007	2007	3	89	3,304	
6	0855	CONC PAVER	0	100	0	0	472.00	SF	10.00	10.00	100	2009	2009	3	91	4,295	

LAND DESCRIPTION

TOTAL OB/XF 20,329

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	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 09/20/2018 BY TWA Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS