



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 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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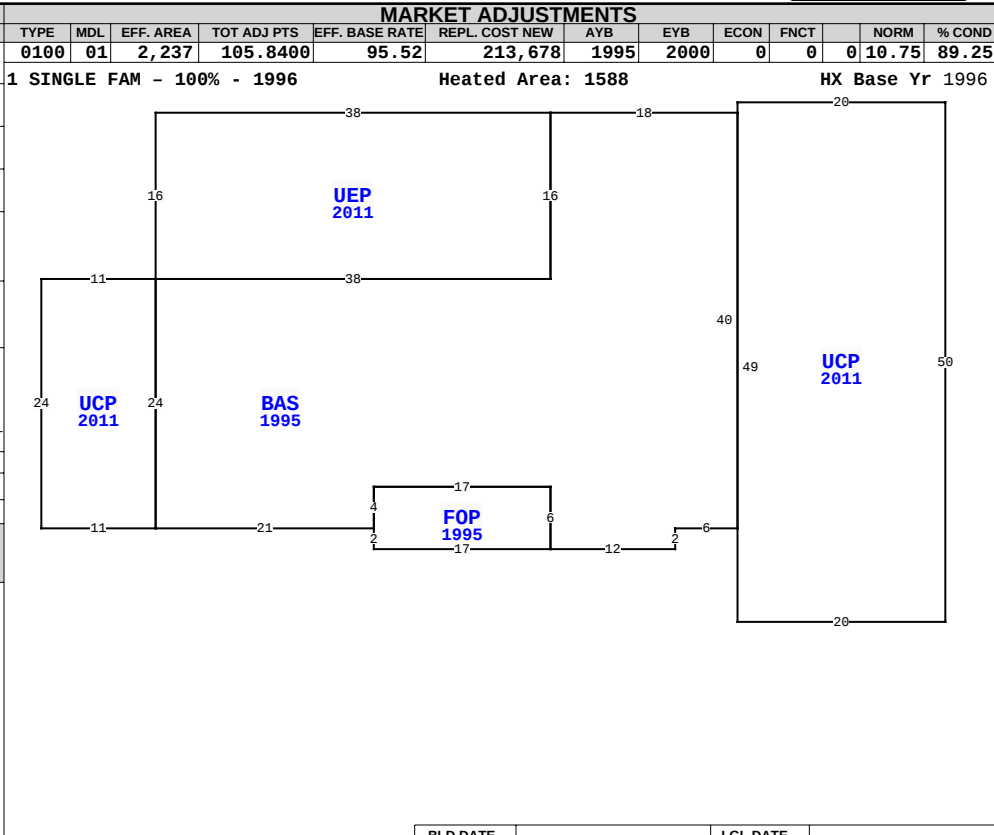
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1,588	135,380
FOP	102	30	31	2,643
UCP	264	20	53	4,519
UCP	1,000	20	200	17,050
UEP	608	60	365	31,117

TOTALS	3,562		2,237	190,708
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	9	18	162.00	SF	13.20	13.20	100	1985
2	0681	POLE SHED	0 100	7	18	126.00	SF	15.00	15.00	100	1985
3	0681	POLE SHED	0 100	11	18	198.00	SF	15.00	15.00	100	1985
4	0810	CONCRETE A	0 100	36	9	324.00	SF	6.50	6.50	100	1996
5	0811	CONCRETE B	0 100	30	28	840.00	SF	5.20	5.20	100	1996
6	0681	POLE SHED	0 100	40	14	560.00	SF	15.00	15.00	100	2000
7	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2000
8	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.50	AC	
2	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	0.60	AC	



13056 HOLTON LN, BRYCEVILLE	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0940	SHEDS/PORT	0 100	9	18	162.00	SF	13.20	13.20	100	1985	1985	3	20	428	
2	0681	POLE SHED	0 100	7	18	126.00	SF	15.00	15.00	100	1985	1985	3	20	378	
3	0681	POLE SHED	0 100	11	18	198.00	SF	15.00	15.00	100	1985	1985	3	20	594	
4	0810	CONCRETE A	0 100	36	9	324.00	SF	6.50	6.50	100	1996	1996	3	73	1,537	
5	0811	CONCRETE B	0 100	30	28	840.00	SF	5.20	5.20	100	1996	1996	3	73	3,189	
6	0681	POLE SHED	0 100	40	14	560.00	SF	15.00	15.00	100	2000	2000	3	29	2,436	
7	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
8	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

TOTAL OB/XF											
20,562											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.50	AC	
2	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	0.60	AC	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		203,428
TOTAL MARKET OB/XF VALUE		20,562
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		286,990
SOH/AGL Deduction		127,035
ASSESSED VALUE		159,955
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		109,955
TOTAL JUST VALUE		286,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014880	REPAIR/RRF	20,000	10/05/2022
E952046	NEW CONSTR	0	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2578/1402	7/18/2022	SW	U	I	11	100	
GRANTOR:HOLTON CECIL & CAROLY							
GRANTEE:HOLTON CECIL R JR &							
0726/1829	4/03/1995	WD	U	I	01	19,000	
GRANTOR:HOLTON ETHEL							
GRANTEE:HOLTON CECIL & CARO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=2011] W20 S1 BAS=[YR=1995] W18 UEP=[YR=2011] W38 S16											
UCP=[YR=2011] W11 S24 E11 N24\$ E38 N16\$ S16 W38 S24 E21											
FOP=[YR=1995] S2 E17 N6 W17 S4\$ N4 E17 S6 E12 N2 E6 N40\$ S49											
E20 N50\$.											

[illegible]