

CARTER BELVA L
2454 CONGRESS PLACE
BRYCEVILLE, FL 32009

04-1S-23-0000-0009-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										STANDARD									
Exterior Wall 20										0100 01 1,897 101.4300 91.54 173,651 1975 1980 0 0 29.10 70.90										VALUATION BY									
Roof Structur 03										FACE BRICK 100										TAX GROUP: 6									
Roof Cover 05										GABLE/HIP 100										Tax Dist:									
Interior Wall 03										COMP SHNGL 100										BUILDING MARKET VALUE									
Interior Floo 09										DRYWALL 100										TOTAL MARKET OB/XF VALUE									
Interior Floo 14										PINE WOOD 70										TOTAL LAND VALUE - MARKET									
Air Condition 03										CARPET 30										TOTAL MARKET VALUE									
Heating Type 04										CENTRAL 100										SOH/AGL Deduction									
Bedrooms 02										AIR DUCTED 100										ASSESSED VALUE									
Bathrooms 02										4 100										TOTAL EXEMPTION VALUE									
Frame 02										1.5 100										BASE TAXABLE VALUE									
Stories 1.										WOOD FRAME 100										TOTAL JUST VALUE									
Units 0										1. 100										NCON VALUE									
BUD8 Adjustme 06										0 100										INCOME VALUE									
Occupancy 00										DIST 1D 100										PREVIOUS YEAR MKT VALUE									
										NONE 100																			
Quality 03										Quality Level 03																			
DOR CODE 0100										SINGLE FAMILY																			
MAP NUM										MKT AREA 09																			
NEIGHBORHOOD/LOC 9001.00																													
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL ADJ AREA										SUBAREA MARKET VALUE																			
BAS 1,495 100										1,495 97,028																			
FOP 95 30										28 1,817																			
SFB 468 80										374 24,273																			
TOTALS 2,058										1,897 123,119																			
EXTRA FEATURES										2454 CONGRESS PL, BRYCEVILLE																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU																			
1 0510 GARAGE WD- 0 100 16 25 400.00 SF 26.95 26.95 100 1975 1975 3 20 2,156																													
2 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1975 1975 3 38 760																													
4 0350 CARPORT WD 0 100 14 20 280.00 SF 13.00 13.00 100 1992 1992 3 20 728																													
5 0936 SEPTC TANK 0 0 0 0 2.00 UT 6,000.00 6,000.00 100 1985 1985 3 100 12,000																													
6 1242 WD DECK A 0 0 8 8 64.00 SF 10.00 10.00 100 1995 1995 3 20 128																													
8 1242 WD DECK A 0 0 7 8 56.00 SF 10.00 10.00 100 1994 1994 3 20 112																													
10 0810 CONCRETE A 0 100 0 0 254.00 SF 6.50 6.50 100 1975 1975 3 27 446																													
LAND DESCRIPTION										TOTAL OB/XF 16,330																			
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 0005 OR 0.00 0.00 4.50 AC 1.00 1.00 1.00 25,000.00 25,000.00 112,500																													
REVIEW DATE 01/08/2020 BY TWX										Total Acres: 4.50										Total Land Value: 112,500									
																				Market: 0									
																				Agricultural: 0									
																				Common: 112,500									
																				PRINTED 08/02/2023 BY SYS									

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