PT OF NE1/4 OF SEC 4-1S-23E
IN OR 1661/1956 & OR 1914/116
& OR 2005/164 (EX OR 2005/165)

GAY JAMES F & LISA A
13017 DUN DRIVE
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0009-0310

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

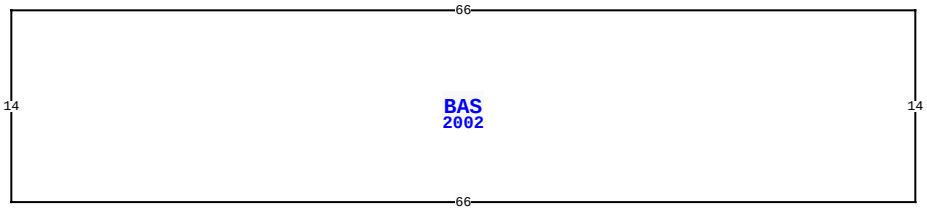
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,586
TOTALS	924		924	17,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.6000	63.44	58,619	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2011 Heated Area: 924 HX Base Yr 2011



13017 DUN DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		17,586
TOTAL MARKET OB/XF VALUE		1,040
TOTAL LAND VALUE - MARKET		69,900
TOTAL MARKET VALUE		88,526
SOH/AGL Deduction		52,539
ASSESSED VALUE		35,987
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,987
TOTAL JUST VALUE		88,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2005/0164	9/18/2015	WD	U	V	11	100
GRANTOR: DUNLAP JAMES						
GRANTEE: GAY JAMES F & LISA						
1661/1956	2/05/2010	WD	Q	I	01	45,000
GRANTOR: WRIGHT DOUGLAS F & MY						
GRANTEE: GAY JAMES F & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W66 S14 E66 N14$.

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	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2002	2002	3	21	336	
2	0753	UEP	0	100	10	10	100.00	SF	22.00	22.00	100	2002	2002	3	32	704	

LAND DESCRIPTION

TOTAL OB/XF 1,040

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.33	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,900							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 2.33 Total Land Value: 69,900 Market: 0 Agricultural: 0 Common: 69,900 PRINTED 08/02/2023 BY SYS