LOT 7
IN OR 1179/107
TIMBER RUN SUB PB 6/310

DAVISON MARVIN & VICKI L
12539 CR 121
BRYCEVILLE, FL 32009

2023

04-1S-23-2052-0007-0000

BUILDING CHARACTERISTICS

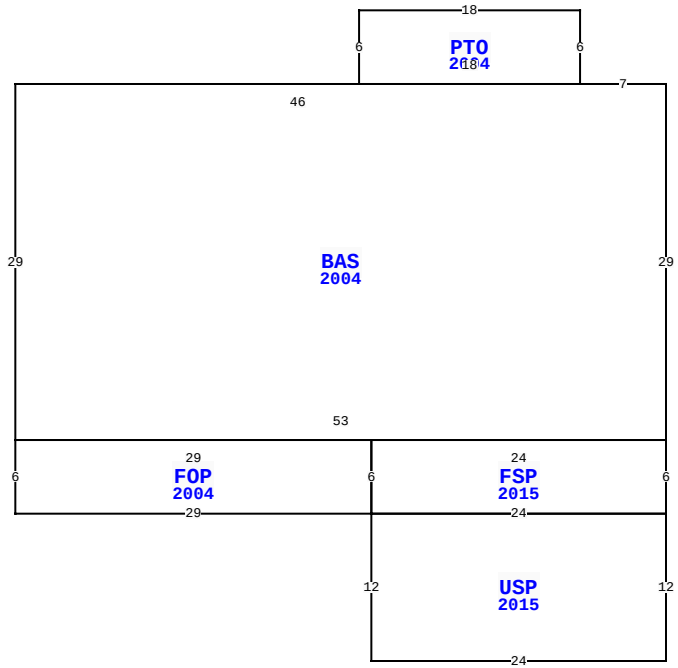
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	131,993
FOP	174	30	52	4,466
FSP	144	40	58	4,981
PTO	108	5	5	429
USP	288	30	86	7,385
TOTALS	2,251		1,738	149,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	110.0000	99.28	172,549	2004	2004	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1537 HX Base Yr 2006



12539 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		149,255
TOTAL MARKET OB/XF VALUE		8,137
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		257,392
SOH/AGL Deduction		122,419
ASSESSED VALUE		134,973
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,973
TOTAL JUST VALUE		257,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413015	NEW CONSTR	0	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/0107	10/08/2003	WD	U	I	13	37,900

GRANTOR: G & H LAND DEVELOPMEN

GRANTEE: DAVISON MARVIN & VI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W7 PTO=[YR=2004] N6 W18 S6 E18 $ W46 S29 FOP=[YR=2004] S6 E29 USP=[YR=2015] S12 E24 N12 FSP=[YR=2015] N6 W24 S6 E24$ W24$ N6 W29$ E53 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2020	2020	3	93	5,022	

LAND DESCRIPTION

TOTAL OB/XF 8,137

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	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 08/03/2021 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS