IN OR 1471/1607

THOMPSON MICHAEL
11445 VERDIE CEMETERY ROAD
BRYCEVILLE, FL 32009

2023

04-1S-24-0000-0007-0040

NASSAU COUNTY PROPERTY

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 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

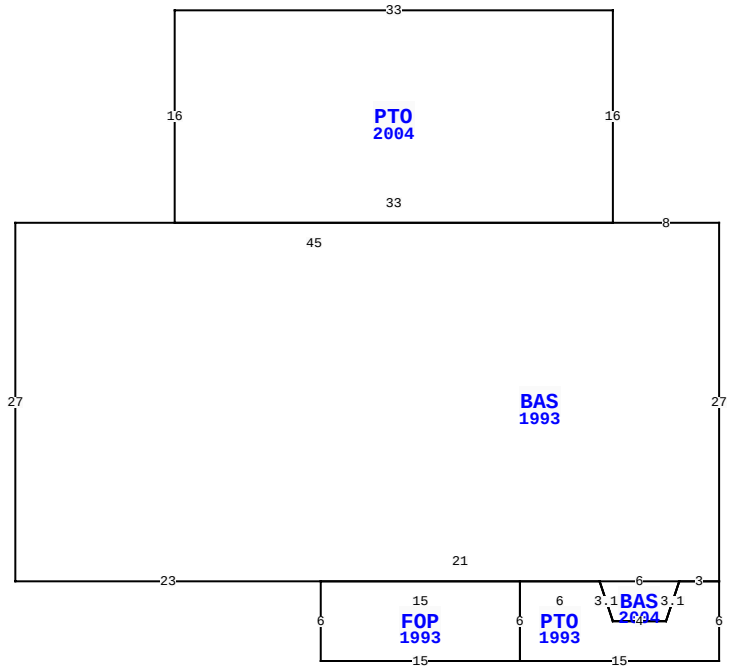
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100	1,446	148,285
BAS	15	100	15	1,538
FOP	90	30	27	2,769
PTO	75	5	4	410
PTO	528	5	26	2,666
TOTALS	2,154		1,518	155,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	132.5082	119.59	181,538	1982	2003	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2008 Heated Area: 1461 HX Base Yr 2008



11445 VERDIE CEMETERY RD, BRYCEVILLE

BLD DATE	02/07/2008	JH	LGL DATE	
XF DATE	02/07/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		179,221
TOTAL MARKET OB/XF VALUE		23,467
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		232,688
SOH/AGL Deduction		82,945
ASSESSED VALUE		149,743
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,743
TOTAL JUST VALUE		232,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010317	NEW SHINGLES	9,500	08/06/2021
8291	NEW CONSTR	0	07/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1607	1/16/2007	WD	Q	I		240,000
GRANTOR: MCFALL GERALD A JR &						
GRANTEE: THOMPSON MICHAEL						
0685/0353	7/20/1993	WD	Q	I		37,000
GRANTOR: HICKOX CECIL B JR						
GRANTEE: MCFALL GERLAD JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 PTO=[YR=2004] N16 W33 S16 E33$ W45 S27 E23 FOP=[YR=1993] S6 E15 PTO=[YR=1993] E15 N6 W3 BAS=[YR=2004] W6 D3 R1 E4 U3 R1 $ D3 L1 W4 U3 L1 W6 S6$ N6 W15$ E21 D3 R1 E4 U3 R1 E3 N27$.

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
2	0811	CONCRETE B	0	100	24	24	576.00	SF	5.20	5.20	100	1990	1990	3	62	1,857	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2002	2002	3	21	403	
6	0811	CONCRETE B	0	100	0	0	1,518.00	SF	5.20	5.20	100	2002	2002	3	83	6,552	
7	1123	CB 8"	0	100	0	0	138.00	SF	6.15	6.15	100	2004	2004	3	86	730	
8	0462	ST/AL FNC	0	100	0	0	1,456.00	SF	10.00	10.00	100	2004	2004	3	40	5,824	
9	1134	LANDSCP BL	0	100	53	2	106.00	SF	3.00	3.00	100	2004	2004	3	96	305	
10	1134	LANDSCP BL	0	100	522	1	522.00	SF	3.00	3.00	100	2020	2020	3	100	1,566	
11	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 23,467

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	000100	C	SFR	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/10/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

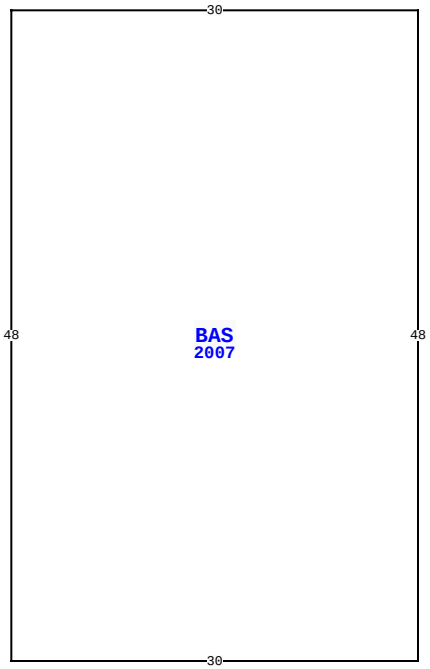
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	23,552
TOTALS	1,440		1,440	23,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	61.4744	21.52	30,989	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2008 Heated Area: 1440 HX Base Yr 2008



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GRANTEE: MCFALL GERLAD JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30S48E30N48$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/10/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS