PT OF NE1/4
BEING PARCEL 1 IN OR 2466/1268

MCELROY DONALD B & ALYSSA M
12053 OLD NORTH TRL
BRYCEVILLE, FL 32009

2023

05-1S-24-0000-0003-0020

BUILDING CHARACTERISTICS

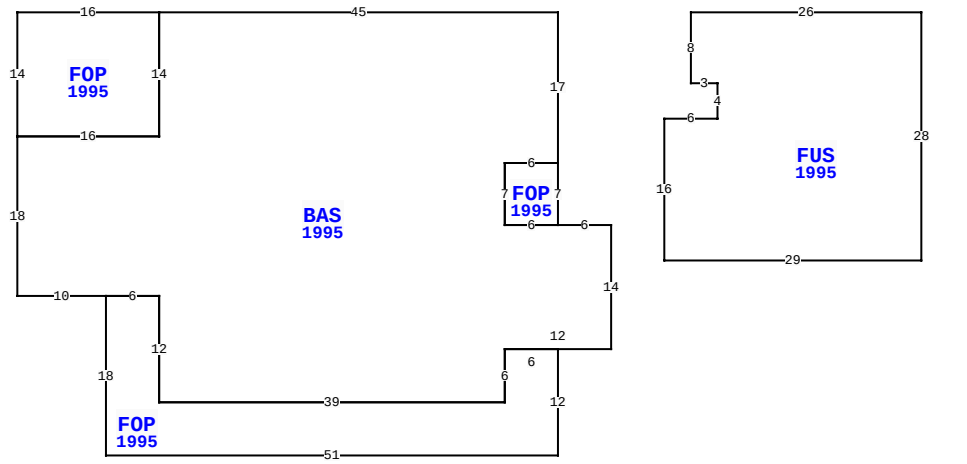
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,274	100	2,274	248,762
FOP	42	30	13	1,422
FOP	224	30	67	7,329
FOP	414	30	124	13,565
FUS	764	100	764	83,577
TOTALS	3,718		3,242	354,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,242	105.5838	125.38	406,482	1995	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2022 Heated Area: 3038 HX Base Yr 2022



12053 OLD NORTH TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		373,718
TOTAL MARKET OB/XF VALUE		24,477
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		428,195
SOH/AGL Deduction		66,714
ASSESSED VALUE		361,481
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		311,481
TOTAL JUST VALUE		428,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952116	SWIM POOL	9,000	07/01/1995
B957167	NEW CONSTR	194,141	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/1268	5/25/2021	WD	Q	I	01	450,000
GRANTOR: RYAN-FENTON SHIRLEY M						
GRANTEE: MCELROY DONALD B &						
2465/1378	5/15/2021	WD	U	I	11	100
GRANTOR: FENTON DON G						
GRANTEE: RYAN-FENTON SHIRLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W45 FOP=[YR=1995] W16 S14 E16 N14 $ S14 W16 S18 E10 FOP=[YR=1995] S18 E51 N12 W6 S6 W39 N12 W6 $ E6 S12 E39 N6 E12 N14 W6 FOP=[YR=1995] N7 W6 S7 E6 $ W6 N7 E6 N17 $ PTR= E15 FUS=[YR=1995] E26 S28 W29 N16 E6 N4 W3 N8 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	0861	POOL GUNIT	0	100	14	22	308.00	SF	85.00	85.00	100	2010	2010	3	64	16,755	
4	0845	KOOL DECK	0	100	0	0	487.00	SF	7.25	7.25	100	1995	1995	3	72	2,542	
5	0811	CONCRETE B	0	100	0	0	645.00	SF	5.20	5.20	100	1995	1995	3	72	2,415	

LAND DESCRIPTION

TOTAL OB/XF 24,477

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/11/2022 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS

PT OF NE1/4
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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

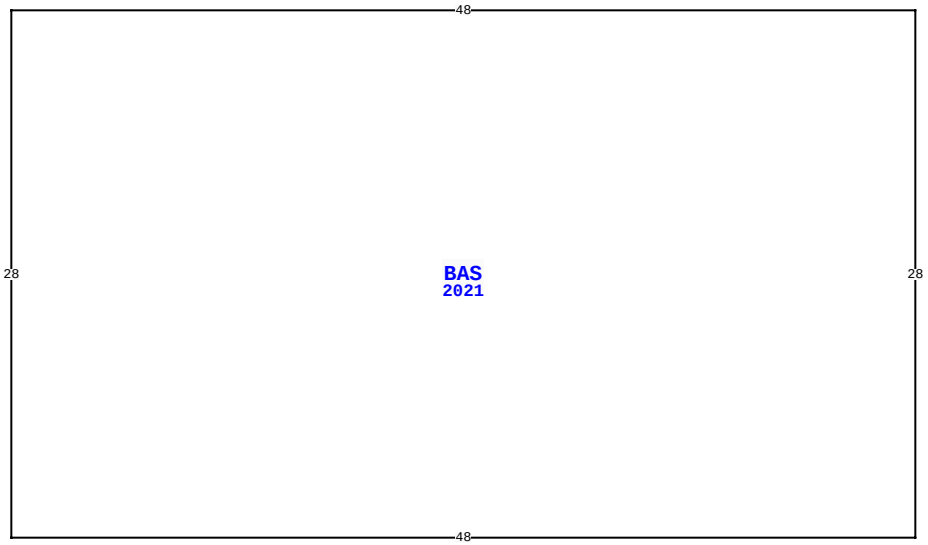
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	19,062
TOTALS	1,344		1,344	19,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,344	62.3480	21.82	29,326	1995	2000	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 2022 Heated Area: 1344 HX Base Yr 2022



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GRANTOR: FENTON DON G						
GRANTEE: RYAN-FENTON SHIRLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S28 E48 N28$.

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 02/11/2022 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS