PT OF ELY 1/2
IN OR 2149/267
EX R/W OR 971/931

LEWIS STANFORD AVERY
12067 US HIGHWAY 301
BRYCEVILLE, FL 32009

2023

05-1S-24-0000-0004-0120

BUILDING CHARACTERISTICS

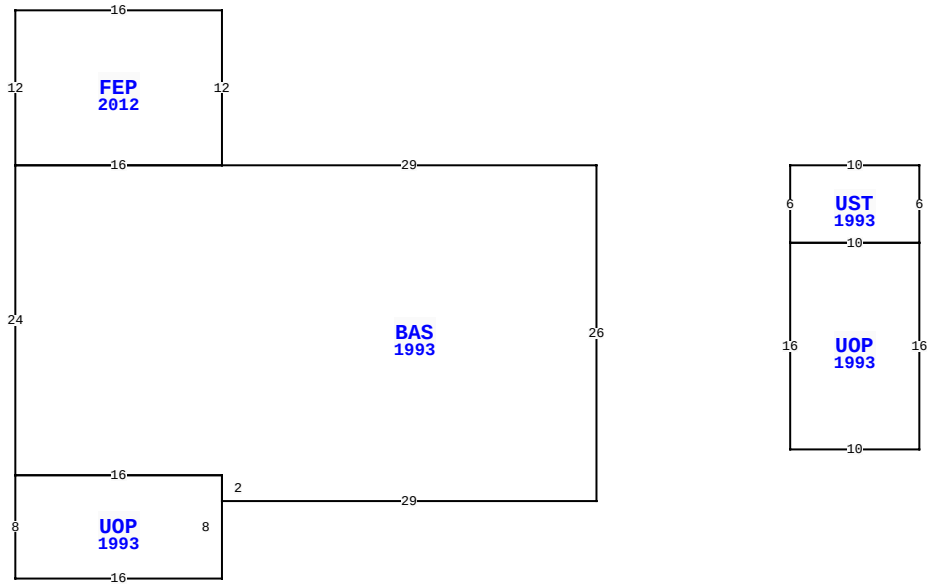
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,138	100	1,138	85,922
FEP	192	80	154	11,627
UOP	128	20	26	1,963
UOP	160	20	32	2,416
UST	60	45	27	2,039
TOTALS	1,678		1,377	103,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,377	109.7200	99.02	136,351	1956	1956	0	0	0	23.75	76.25

1 SINGLE FAM – 0% - 0 Heated Area: 1138 HX Base Yr



12067 US HWY 301, 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	103,968
TOTAL MARKET OB/XF VALUE	11,625
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	145,593
SOH/AGL Deduction	56,056
ASSESSED VALUE	89,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,537
TOTAL JUST VALUE	145,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018869	HOUSEMVING	8,000	07/01/2001
4379	ADDITION	3,145	09/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0267	9/29/2017	SW	Q	I	01	66,800
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: LEWIS STANFORD AVER						
2125/1994	6/01/2017	SW	U	I	12	45,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: FADER ENTERPRISES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FEP=[YR=2012] N12 W16 S12 E16 $ W16 S24 UOP=[YR=1993] S8 E16 N8 W16 $ E16 S2 E29 N26 $ PTR= E15 UST=[YR=1993] E10 S6 UOP=[YR=1993] S16 W10 N16 E10 $ W10 N6 $ 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0861	POOL GUNIT	0	0	12	25	300.00	SF	85.00	85.00	100	1985	1985	3	20	5,100	
4	0845	KOOL DECK	0	0	3	80	240.00	SF	7.25	7.25	100	1985	1985	3	49.5	861	
5	1242	WD DECK A	0	0	15	15	225.00	SF	10.00	10.00	100	2001	2001	3	20	450	
6	0812	CONCRETE C	0	0	0	0	1,411.00	SF	4.00	4.00	100	1990	1990	3	62	3,499	

LAND DESCRIPTION

TOTAL OB/XF 11,625

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	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS