

PT OF SEC W OF US 301 &
E OF SCL IN OR 1797/1029 &
OR 1641/1054 & OR 2276/114

MARCELLE GREGG & LISA
11854 US HWY 301
BRYCEVILLE, FL 32009

2023

05-1S-24-0000-0004-0130



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

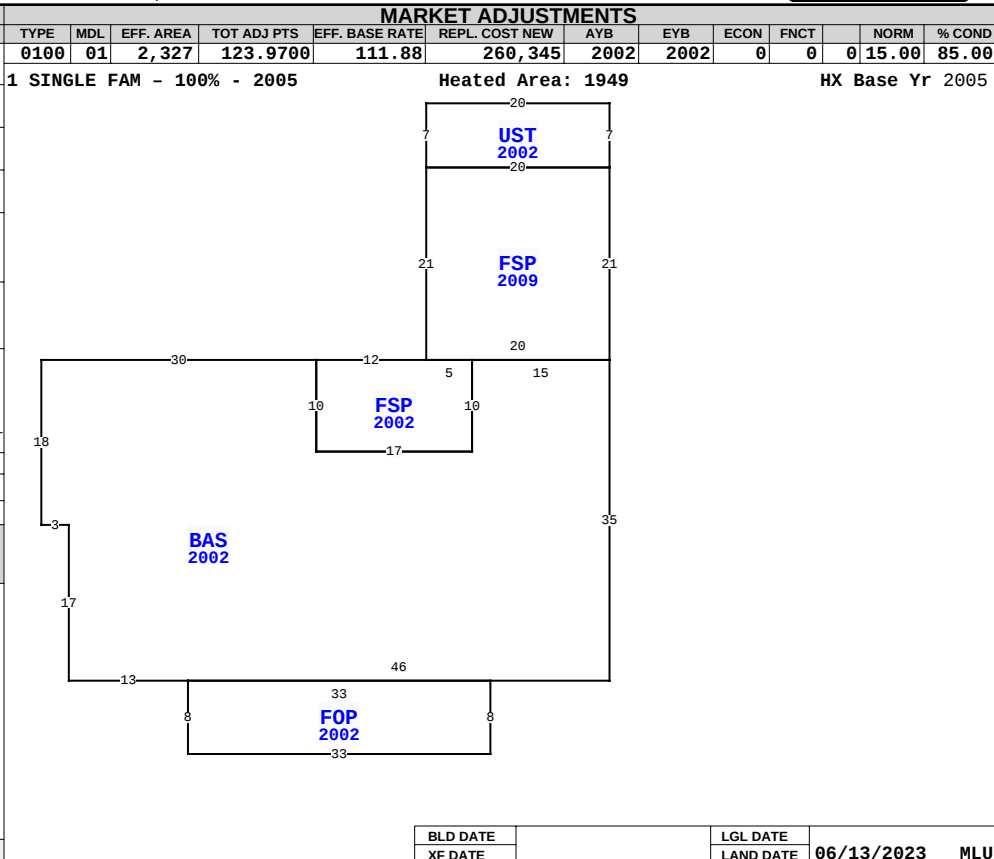
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,949	100	1,949	185,346
FOP	264	30	79	7,513
FSP	170	40	68	6,467
FSP	420	40	168	15,977
UST	140	45	63	5,991
TOTALS	2,943		2,327	221,293

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2004	2004	3	24	864	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	2,400.00	2,400.00	100	2008	2008	3	76	1,824	
5	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
6	0820	WOOD WALK	0 100	0	0	300.00	SF	11.75	11.75	100	2019	2019	3	74	2,609	
7	1242	WD DECK A	0 100	0	0	275.00	SF	10.00	10.00	100	2019	2019	3	90	2,475	

LAND DESCRIPTION			TOTAL OB/XF 16,817													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00
2	000115	C	SFR ACRES	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00

REVIEW DATE 04/14/2020 BY TWA



EXTRA FEATURES			TOTAL OB/XF 16,817													
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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2004	2004	3	24	864	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	2,400.00	2,400.00	100	2008	2008	3	76	1,824	
5	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
6	0820	WOOD WALK	0 100	0	0	300.00	SF	11.75	11.75	100	2019	2019	3	74	2,609	
7	1242	WD DECK A	0 100	0	0	275.00	SF	10.00	10.00	100	2019	2019	3	90	2,475	

LAND DESCRIPTION			TOTAL OB/XF 16,817													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00
2	000115	C	SFR ACRES	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00

REVIEW DATE 04/14/2020 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		221,293	
TOTAL MARKET OB/XF VALUE		16,817	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		328,110	
SOH/AGL Deduction		157,346	
ASSESSED VALUE		170,764	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		120,764	
TOTAL JUST VALUE		328,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,177	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029495	NEW CONSTR	144,426	04/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2276/0114	5/22/2019	QC	U	V	11
GRANTOR: NELSON LISA					
GRANTEE: MARCELLE LISA FKA L					
1797/1029	5/26/2012	QC	U	I	11
GRANTOR: MARCELLE LISA					
GRANTEE: MARCELLE GREGG & LI					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
UST=[YR=2002] W20 S7 FSP=[YR=2009] S21 FSP=[YR=2002] W12					
BAS=[YR=2002] W30 S18 E3 S17 E13 FOP=[YR=2002] S8 E33 N8					
W33 \$ E46 N35 W15 S10 W17 N10 \$ S10 E17 N10 W5 \$ E20 N21 W20					
\$ E20 N7 \$.					

PRINTED 08/02/2023 BY SYS