LOT 5
NORTHWOOD FARMS OR 2465/940

NEW JUSTIN & ADRIAN/
17878 CR 121
BRYCEVILLE, FL 32009

2023

06-1N-23-0325-0005-0000

BUILDING CHARACTERISTICS

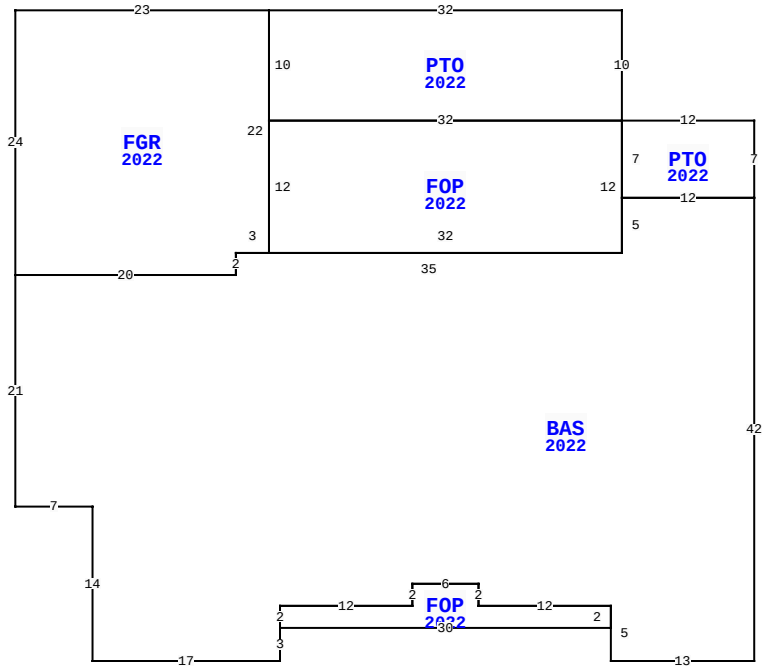
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,239	100	2,239	269,643
FGR	546	55	300	36,129
FOP	72	30	22	2,649
FOP	384	30	115	13,849
PTO	84	5	4	482
PTO	320	5	16	1,927
TOTALS	3,645		2,696	324,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,696	101.4144	120.43	324,679	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2239 HX Base Yr



17878 CR 121, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		324,679
TOTAL MARKET OB/XF VALUE		10,772
TOTAL LAND VALUE - MARKET		233,185
TOTAL MARKET VALUE		568,636
SOH/AGL Deduction		0
ASSESSED VALUE		568,636
TOTAL EXEMPTION VALUE	13	565,051
BASE TAXABLE VALUE		3,585
TOTAL JUST VALUE		568,636
NCON VALUE		335,451
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017783	CO ISSUED	0	12/02/2022
21017461	NEW CONSTR	381,387	12/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/1847	8/09/2021	WD	Q	V	01	159,900

GRANTOR: 320 NASSAU LLC

GRANTEE: NEW JUSTIN & ADRIAN

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] N7 W12 PTO=[YR=2022] N10 W32 FGR=[YR=2022] W23 S24 E20 N2 E3 N22$ S10 E32$ FOP=[YR=2022] W32 S12 E32 N12$S7 E12$ BAS=[YR=2022] W12 S5 W35 S2 W20 S21 E7 S14 E17 N3 FOP=[YR=2022] E30 N2 W12 N2 W6 S2 W12 S2$ N2 E12 N2 E6 S2 E12 S5 E13 N42$.

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	0812	CONCRETE C	0	100	0	0	1,818.00	SF	4.00	4.00	100	2022	2022	3	100	7,272	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 10,772

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	0003	OR	0.00	0.00	16.40	AC		1.00	1.00	1.00	14,000.00	14,000.00	229,600							
2	009630	C	SWAMP	0		OR	0.00	0.00	7.17	AC		1.00	1.00	1.00	500.00	500.00	3,585							

REVIEW DATE 12/27/2022 BY WW Total Acres: 23.57 Total Land Value: 233,185 Market: 0 Agricultural: 0 Common: 233,185 PRINTED 08/02/2023 BY SYS