PT OF SE1/4 OF SE1/4
IN OR 2192/982
IN OR 199/120 &OR 8/489 CO REC

WILSON HAROLD/WILSON SHERRY D ET AL
P O BOX 641
BALDWIN, FL 32234-0641

2023

06-2S-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

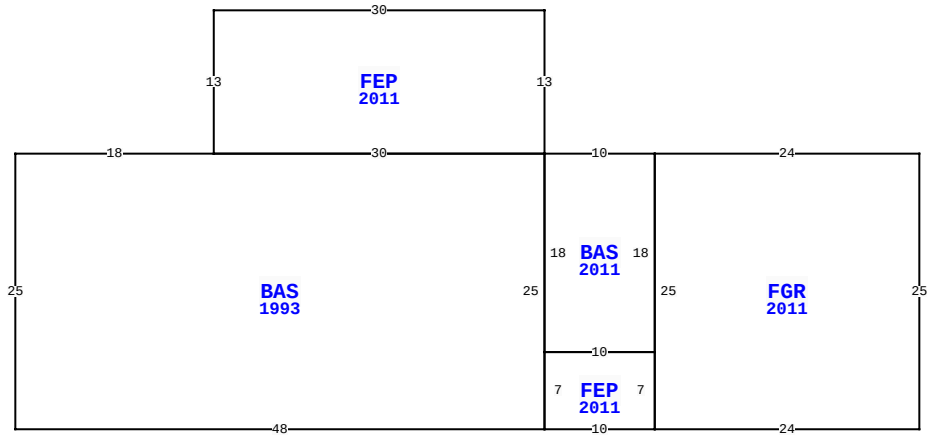
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	65,321
BAS	180	100	180	9,798
FEP	70	80	56	3,049
FEP	390	80	312	16,983
FGR	600	55	330	17,963
TOTALS	2,440		2,078	113,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	89.8660	81.10	168,526	1958	1960	0	0	0	32.88	67.12

1 SINGLE FAM – 100% - 0 Heated Area: 1380 HX Base Yr



976 MIDDLE RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		113,115
TOTAL MARKET OB/XF VALUE		1,392
TOTAL LAND VALUE - MARKET		63,900
TOTAL MARKET VALUE		178,407
SOH/AGL Deduction		100,021
ASSESSED VALUE		78,386
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		23,386
TOTAL JUST VALUE		178,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/0982	4/24/2018	WD	U	I	11	100
GRANTOR: WILSON HAROLD & MALIN						
GRANTEE: WILSON HAROLD V & M						
0325/0780	11/01/1980	WD	U	I		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W24 BAS=[YR=2011] W10 FEP=[YR=2011] N13 W30 S13 BAS=[YR=1993] W18 S25 E48 FEP=[YR=2011] E10 N7 W10S7$ N25 W30$ E30$ S18 E10 N18$ S25 E24 N25$.

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
3	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	2000	2000	3	29	1,392	

LAND DESCRIPTION

TOTAL OB/XF 1,392

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	2.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	63,900							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.13 Total Land Value: 63,900 Market: 0 Agricultural: 0 Common: 63,900 PRINTED 08/02/2023 BY SYS