OR 241/199

HAGER WOODROW & MELBA M
1748 PALTO PLACE
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0001-0060

BUILDING CHARACTERISTICS

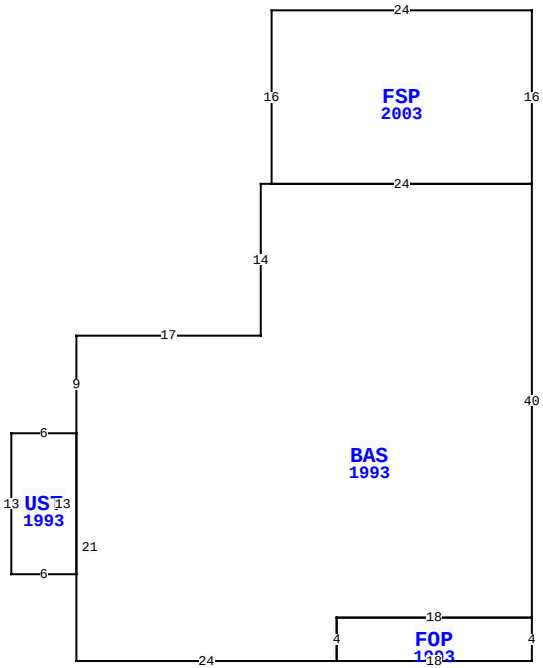
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,538	100	1,538	125,741
FOP	72	30	22	1,799
FSP	384	40	154	12,591
UST	78	45	35	2,861
TOTALS	2,072		1,749	142,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,749	110.2000	99.46	173,956	1981	1981	0	0	0	17.80	82.20

1 SINGLE FAM – 100% - 0 Heated Area: 1538 HX Base Yr



1748 PALTO PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		142,992
TOTAL MARKET OB/XF VALUE		31,238
TOTAL LAND VALUE - MARKET		105,070
TOTAL MARKET VALUE		279,300
SOH/AGL Deduction		141,227
ASSESSED VALUE		138,073
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,073
TOTAL JUST VALUE		279,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3997	N/A	13,000	04/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0241/0199	6/01/1977	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2003] W24 S16 BAS=[YR=1993] W1 S14 W17 S9 UST=[YR=1993] W6 S13 E6 N13$ S21 E24 FOP=[YR=1993] E18 N4 W18 S4$ N4 E18 N40 W24$ E24 N16$.

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	1982	1982	3	54	1,890	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1987	1987	3	20	7,650	
5	0845	KOOL DECK	0	100	0	0	812.00	SF	7.25	7.25	100	1987	1987	3	54.5	3,208	
6	0681	POLE SHED	0	100	0	0	1,632.00	SF	15.00	15.00	100	1995	1995	3	24	5,875	
7	0510	GARAGE WD-	0	100	51	16	816.00	SF	52.50	52.50	100	1995	1995	3	24	10,282	
8	0940	SHEDS/PORT	0	100	12	10	120.00	SF	15.00	15.00	100	2008	2008	3	40	720	
9	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	100	2008	2008	3	56	1,613	

LAND DESCRIPTION

TOTAL OB/XF 31,238

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	5.53	AC		1.00	1.00	1.00	19,000.00	19,000.00	105,070							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 5.53 Total Land Value: 105,070 Market: 0 Agricultural: 0 Common: 105,070 PRINTED 08/02/2023 BY SYS