

ROZIER DEREK & DANA
1505 WILLS LN
BRYCEVILLE, FL 32009

08-1S-23-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03COMMON BRK 100 GABLE/HIP 100

RooF Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame3 100
2 100
03MASONRY 100

Stories Units1.
0 100

BUD8 Adjustme Occupancy06DIST 1D 100
00NONE 100

QUALITY03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUEBAS2,1541002,154167,995FOP13630413,197UGR5064522817,782UST20245917,097

TOTALS2,9982,514196,072

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100197519753381,330

20350CARPORT WD010000200.00SF13.0013.0010020052005327702

30810CONCRETE A01003510350.00SF6.506.50100202020203992,252

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPH FACT% CONDTOT ADJUINIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000004OR0.000.0015.90AC1.001.001.0015,000.0015,000.00238,500

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

0100012,514120.8640109.08274,227197519850028.5071.50

SINGLE FAM - 100% - 2021 Heated Area: 2154 HX Base Yr 2021

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE212,841

TOTAL MARKET OB/XF VALUE4,284

TOTAL LAND VALUE - MARKET238,500

TOTAL MARKET VALUE455,625

SOH/AGL Deduction220,392

ASSESSED VALUE235,233

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE185,233

TOTAL JUST VALUE455,625

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE328,086

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYINST V I RSN CD SALE PRICE

2282/18666/17/2019WD U I 37152,000

GRANTOR:MERCER DEIDRE H

GRANTEE:ROZIER DEREK & DANA

2244/124712/12/2018FJ U I 110

GRANTOR:HRAHAL WILLIAM F ESTA

GRANTEE:MERCER DIEDRE H

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W13 BAS=[YR=1993] W37 N22 W23 S58 E16 N4

FOP=[YR=1993] E34 UGR=[YR=1993] S4 E23 N22 W23 S18 \$ N4 W34

S4 \$ N4 E34 N14 E6 N5 E4 N9 \$ S9 W4 S5 E17 N14 \$.



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories		0 0 100		
Units		0 0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
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	840	100	840	16,769
TOTALS	840		840	16,769

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	840	58.1900	20.37	17,111	2020	2020	0	0	2.00	98.00
2 GARAGE RES - 100% - 2021						Heated Area: 840		HX Base Yr 2021			