

NETTLES WADE VERLON JR
11070 ELLA AVE
BRYCEVILLE, FL 32009

08-1S-23-0000-0004-0000



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame Stories	03	MASONRY 100		
	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	936	100	936	66,534
FEP	240	80	192	13,648
FSP	144	40	58	4,123
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UST	72	45	32	2,274
TOTALS	1,536		1,276	90,703

EXTRA FEATURES															
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	0511	GARAGE CB-	0	0 22 26	572.00	SF	40.00	40.00	100	1976	1976	3	28	6,406	
2	0350	CARPORT WD	0	0 14 16	224.00	SF	13.00	13.00	100	1985	1985	3	20	582	
3	0511	GARAGE CB-	0	0 22 26	572.00	SF	40.00	40.00	100	1989	1989	3	59.5	13,614	
4	0751	UOP	0	0 6 12	72.00	SF	10.00	10.00	100	1988	1988	3	20	144	
5	0937	WELL	0	0 0 0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
6	0936	SEPTC TANK	0	0 0 0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	

LAND DESCRIPTION										TOTAL OB/XF										32,746									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		0	0005	OR	0.00	0.00	2.00	AC	1.00	1.00	1.00	30,000.00	30,000.00	60,000												
2	000115	C	SFR ACRES		0			0.00	0.00	4.65	AC	1.00	1.00	1.00	25,000.00	25,000.00	116,250												
3	009530	C	POND		0			0.00	0.00	0.75	AC	1.00	1.00	1.00	2,500.00	2,500.00	1,875												

REVIEW DATE	03/30/2020	BY	TWA	Total Acres: 7.40	Total Land Value: 178,125	Market: 0	Agricultural: 0	Common: 178,125	PRINTED 08/02/2023 BY SYS
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,276	102.9600	92.92	118,566	1975	1975		0	0	23.50	76.50

1 SINGLE FAM - 0% - 0 Heated Area: 936 HX Base Yr

Diagram labels:
UST 1993
BAS 1993
FEP 1993
FSP 1993
FSP 2010

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

06/16/2023	MLU
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	