



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,054	100	3,054	206,212
FGR	576	55	317	21,404
FOP	130	30	39	2,633
FST	30	55	16	1,080

TOTALS	3,790		3,426	231,330
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0810	CONCRETE A	0 100	0	0	405.00	SF	6.50	6.50	100
3	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100
5	1100	VAC SYSTEM	0 100	0	0	1.00	UT	800.00	800.00	100
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100
9	0510	GARAGE WD-	0 100	41	30	1,230.00	SF	35.00	35.00	100
10	0351	CARPORT MT	0 100	30	18	540.00	SF	10.00	10.00	100
11	0825	BRICK	0 100	69	3	207.00	SF	12.50	12.50	100

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC
2	006000	A	PAST1/HAY	0			0.00	0.00	2.00	AC
3	005600	A	TIMBER 3 SI	0			0.00	0.00	13.00	AC
4	009910	M	MKT. VAL. AG	0			0.00	0.00	15.00	AC

REVIEW DATE	06/07/2018	BY	TWA
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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	3,426	100.8320	91.00	311,766	1986	1986	0	0	0	25.80	74.20	

1 SINGLE FAM - 100% - 0

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

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
2	0810	CONCRETE A	0 100	0	0	405.00	SF	6.50	6.50	100	1986	1986	3	52	1,369	
3	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1972	1972	3	20	600	
5	1100	VAC SYSTEM	0 100	0	0	1.00	UT	800.00	800.00	100	1986	1986	3	20	160	
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
9	0510	GARAGE WD-	0 100	41	30	1,230.00	SF	35.00	35.00	100	2001	2001	3	30	12,915	
10	0351	CARPORT MT	0 100	30	18	540.00	SF	10.00	10.00	100	2001	2001	3	20	1,080	
11	0825	BRICK	0 100	69	3	207.00	SF	12.50	12.50	100	1995	1995	3	91	2,355	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC
2	006000	A	PAST1/HAY	0			0.00	0.00	2.00	AC
3	005600	A	TIMBER 3 SI	0			0.00	0.00	13.00	AC
4	009910	M	MKT. VAL. AG	0			0.00	0.00	15.00	AC

REVIEW DATE	06/07/2018	BY	TWA
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								261,612	
TOTAL MARKET OB/XF VALUE								19,719	
TOTAL LAND VALUE - MARKET								135,000	
TOTAL MARKET VALUE								317,541	
SOH/AGL Deduction								124,071	
ASSESSED VALUE								193,470	
TOTAL EXEMPTION VALUE								55,000	
BASE TAXABLE VALUE								138,470	
TOTAL JUST VALUE								416,331	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								282,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530539	ADDITION	23,664	06/30/2015
C135503	CO ISSUED	0	10/24/2013
MH135503	MH MOVE-ON	0	09/01/2013
M1318765	H/AC	0	09/01/2013
B24617	DEMOLITION	2,800	04/01/2011
B22319	OTHER	6,443	03/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0105/0424	1/01/1970	WD	Q	V		12,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W15 N2 FOP=[YR=1993] N5 W26 S5 E26\$ W26 S2 W48									
FGR=[YR=1993] N10 W24 S24 E24 N14\$ S14 W24 S14 E24 N5									
FST=[YR=1993] E5 N6 W5 S6\$ N6 E5 S6 E25 S11 E59 N34 \$.									

WALLER LOIS E
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BRYCEVILLE, FL 32009

08-1S-23-0000-0006-0010

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