LOT 27
IN OR 1136/1625
RIVERSIDE ESTATES #1 PB 5/171

OWENS JOSEPH R SR & NORMA K
11361 CR 121
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0027-0000

BUILDING CHARACTERISTICS

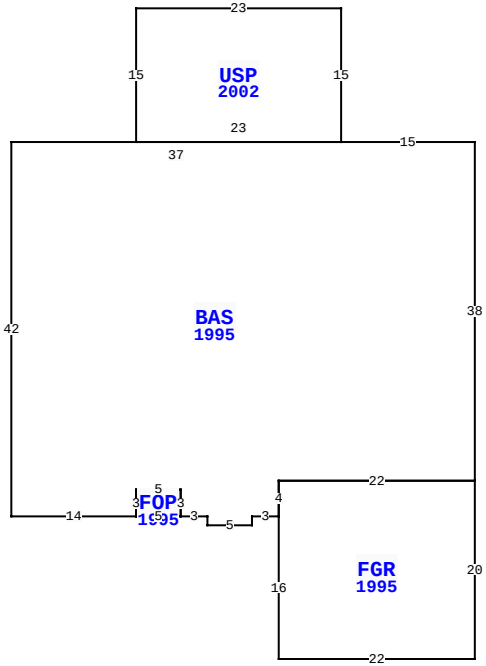
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	2,086	204,140
FGR	440	55	242	23,682
FOP	15	30	4	392
USP	345	30	104	10,178
TOTALS	2,886		2,436	238,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,436	98.6958	117.20	285,499	1995	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2004 Heated Area: 2086 HX Base Yr 2004



11361 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		238,392
TOTAL MARKET OB/XF VALUE		6,876
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		320,268
SOH/AGL Deduction		183,341
ASSESSED VALUE		136,927
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,927
TOTAL JUST VALUE		320,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952155	NEW CONSTR	76,399	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1136/1625	5/12/2003	WD	U	I	23	145,000
GRANTOR: WILLIAMS CHRISTOPHER						
GRANTEE: OWENS JOSEPH SR & N						
0987/1451	5/22/2001	WD	Q	I		147,000
GRANTOR: MARTIN JAMES D						
GRANTEE: WILLIAMS CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 USP=[YR=2002] N15 W23 S15 E23$ W37 S42
E14 FOP=[YR=1995] E5 N3 W5 S3$ N3 E5 S3 E3 S1 E5 N1 E3
FGR=[YR=1995] S16 E22 N20 W22 S4 $ N4 E22 N38 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,358.00	SF	4.00	4.00	100	1995	1995	3	72	3,911	
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1999	1999	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 6,876

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	000100	C	SFR	100	0004	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 08/03/2021 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS