LOT 32
IN OR 1484/1888
RIVERSIDE ESTATES #1 PB 5/171

LEATHERMAN JOSEPH C JR & LISA M
11173 CR 121
BRYCEVILLE, FL 32009-1336

2023

08-1S-23-1830-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

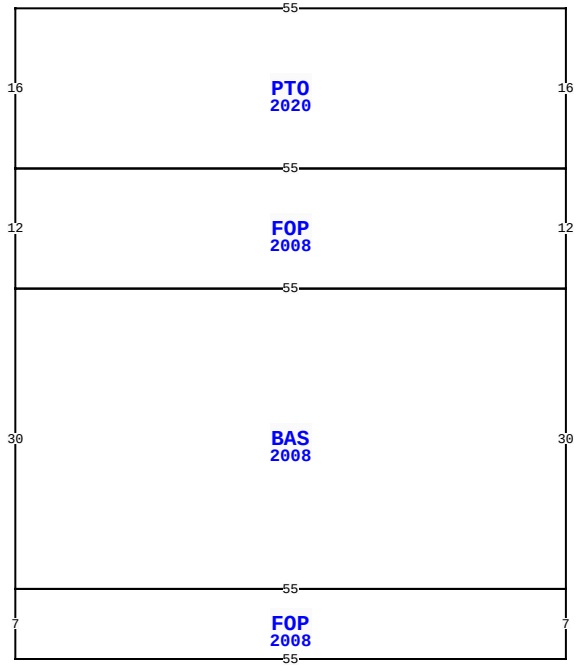
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,650	100	1,650	182,950
FOP	385	30	116	12,862
FOP	660	30	198	21,954
PTO	880	5	44	4,879
TOTALS	3,575		2,008	222,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,008	100.7244	119.61	240,177	2008	2008	0	0	0	7.30	92.70

1 SNGL FAM – 100% - 2009 Heated Area: 1650 HX Base Yr 2009



11173 CR 121, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		222,644
TOTAL MARKET OB/XF VALUE		2,322
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		284,966
SOH/AGL Deduction		150,189
ASSESSED VALUE		134,777
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,777
TOTAL JUST VALUE		284,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13195	MECH OTHER	0	08/01/2007
C20065	CO ISSUED	172,854	06/01/2007
B20065	NEW CONSTR	172,854	06/01/2007
E19415	ELEC OTHER	5,000	06/01/2007
P12469	OTHER	0	06/01/2007
R10463	REPAIR/RRF	8,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1888	3/13/2007	WD	U	I	01	100
GRANTOR: LEATHERMAN JOSEPH C						
GRANTEE: LEATHERMAN JOSEPH C						
0847/1268	9/04/1998	WD	Q	V		14,100
GRANTOR: MILLER JEFFREY M & RE						
GRANTEE: LEATHERMAN JOSEPH C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W55 S16 FOP=[YR=2008] S12 BAS=[YR=2008] S30 FOP=[YR=2008] S7 E55 N7 W55$ E55 N30 W55$ E55 N12 W55$ E55 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
3	0810	CONCRETE A	0	100	0	0	406.00	SF	6.50	6.50	100	2006	2006	3	88	2,322	

LAND DESCRIPTION

TOTAL OB/XF 2,322

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/03/2021 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS