LOT 44
IN OR 1153/1981
RIVERSIDE ESTATES #1 PB 5/171

WATTS GEORGE H JR & CHRISTINA
10855 CR 121
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0044-0000

BUILDING CHARACTERISTICS

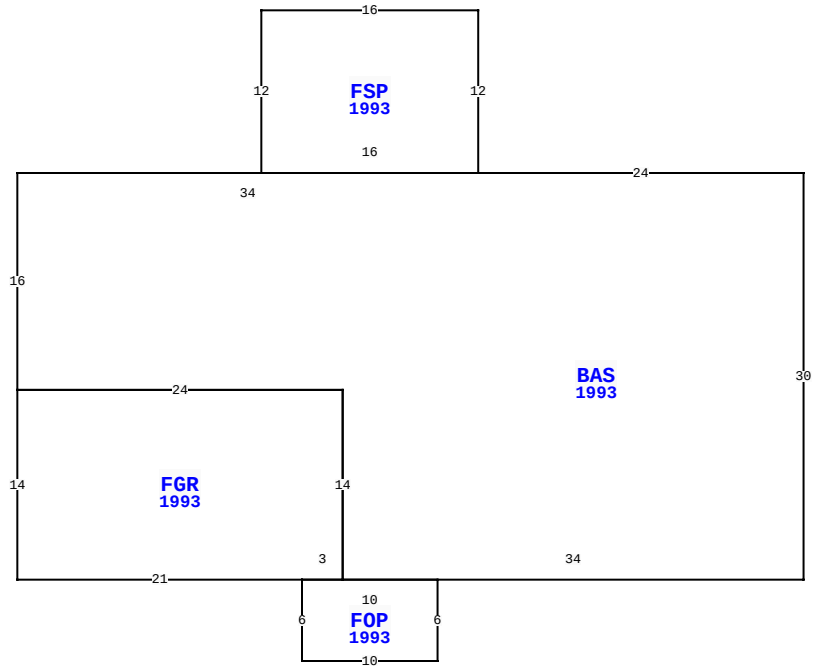
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,404	100	1,404	111,116
FGR	336	55	185	14,641
FOP	60	30	18	1,424
FSP	192	40	77	6,094
TOTALS	1,992		1,684	133,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	111.0000	100.18	168,703	1989	1994	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1404 HX Base Yr 2004



10855 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		133,275
TOTAL MARKET OB/XF VALUE		731
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		194,006
SOH/AGL Deduction		96,605
ASSESSED VALUE		97,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,401
TOTAL JUST VALUE		194,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004097	REPAIR/RRF	9,104	07/05/2017
2889	H/AC	2,000	01/19/1989
3350	NEW CONSTR	0	01/09/1989
5615	NEW CONSTR	2,000	01/06/1989
5409	NEW CONSTR	49,352	01/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/1981	7/16/2003	WD	Q	I		129,900
GRANTOR: HAMILTON DONALD JR &						
GRANTEE: WATTS GEORGE H JR &						
0883/0093	5/13/1999	WD	Q	I		95,000
GRANTOR: PIFFER STEVEN H						
GRANTEE: HAMILTON DONALD L J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FSP=[YR=1993] N12 W16 S12 E16$ W34 S16
FGR=[YR=1993] S14 E21 FOP=[YR=1993] S6 E10N6 W10$ E3 N14 W24$
E24 S14 E34 N30$.

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	0810	CONCRETE A	0	100	9	21	189.00	SF	6.50	6.50	100	1989	1989	3	59.5	731	

LAND DESCRIPTION

TOTAL OB/XF 731

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 10/06/2017 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS