LOT 69
IN OR 1809/1117
RIVERSIDE ESTATES #1 PB 5/171

SOMEILLAN CHARLES JR & TAMMY L
2100 CR RD 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0069-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	35	. 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

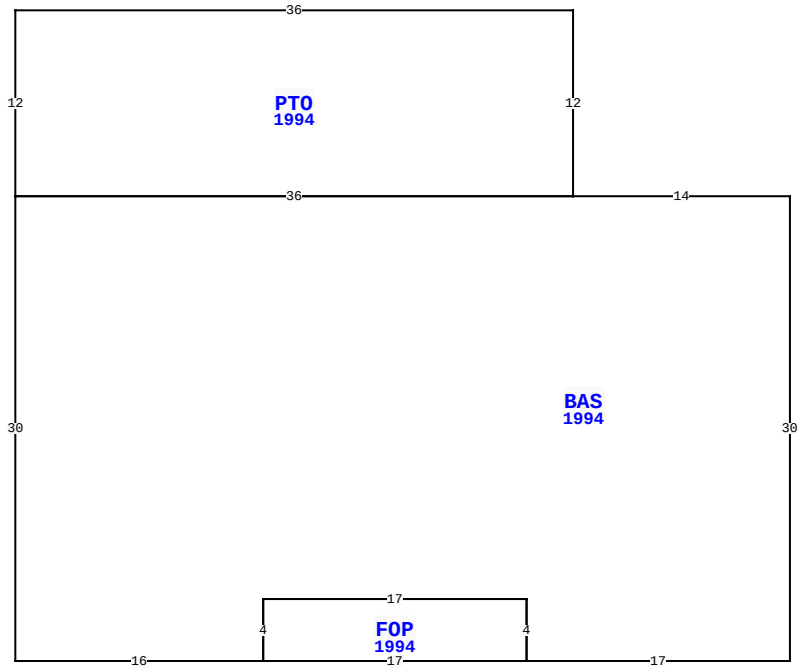
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1,432	180,924
FOP	68	30	20	2,527
PTO	432	5	22	2,780
TOTALS	1,932		1,474	186,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,474	153.0000	138.08	203,530	1994	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1432 HX Base Yr 2014



2100 CR 119, 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		186,230
TOTAL MARKET OB/XF VALUE		35,696
TOTAL LAND VALUE - MARKET		60,900
TOTAL MARKET VALUE		282,826
SOH/AGL Deduction		121,974
ASSESSED VALUE		160,852
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,852
TOTAL JUST VALUE		282,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603028	XFOB	10,000	01/01/1996
B94895	NEW CONSTR	24,700	03/01/1994
8279	NEW CONSTR	53,700	07/31/1992
8985	MH MOVE-ON	5,500	07/31/1992
6421	XFOB	12,750	04/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1809/1117	8/17/2012	WD	Q	I	01	175,000
GRANTOR: SAYLOR CLIFFORD DEWAY						
GRANTEE: SOMEILLAN CHARLES L						
1642/1355	10/02/2009	WD	Q	I	01	160,000
GRANTOR: MARTIN JAMES A & WAND						
GRANTEE: SAYLOR CLIFFORD DEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 PTO=[YR=1994] N12 W36 S12 E36 $ W36 S30 E16
FOP=[YR=1994] E17 N4 W17 S4 $ N4 E17 S4 E17 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	0510	GARAGE WD-	0	100	33	30	990.00	SF	35.00	35.00	100	1990	1990	3	20	6,930	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
3	0810	CONCRETE A	0	100	0	0	171.00	SF	6.50	6.50	100	1994	1994	3	70	778	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1995	1995	3	20	1,728	
5	0754	FOP	0	100	6	12	72.00	SF	15.00	15.00	100	1995	1995	3	20	216	
6	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	1996	1996	3	20	5,950	
7	0845	KOOL DECK	0	100	0	0	880.00	SF	7.25	7.25	100	1996	1996	3	73	4,657	
8	0810	CONCRETE A	0	100	0	0	470.00	SF	6.50	6.50	100	1996	1996	3	73	2,230	
9	0200	BARN WD 0-	0	100	30	24	720.00	SF	20.00	20.00	100	2010	2010	3	64	9,216	
10	0754	FOP	0	100	36	12	432.00	SF	15.00	15.00	100	1998	1998	3	20	1,296	

TOTAL OB/XF 35,696

LAND DESCRIPTION

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	2.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,900							

REVIEW DATE 07/29/2019 BY TWA Total Acres: 2.03 Total Land Value: 60,900 Market: 0 Agricultural: 0 Common: 60,900 PRINTED 08/02/2023 BY SYS