PT OF LOT 74
PT OR 2051/127 BEING PARCEL 1
RIVERSIDE ESTATES #1 PB 5/171

LOCKE TALLULAH C
2125 DEWEYS PL
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0074-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

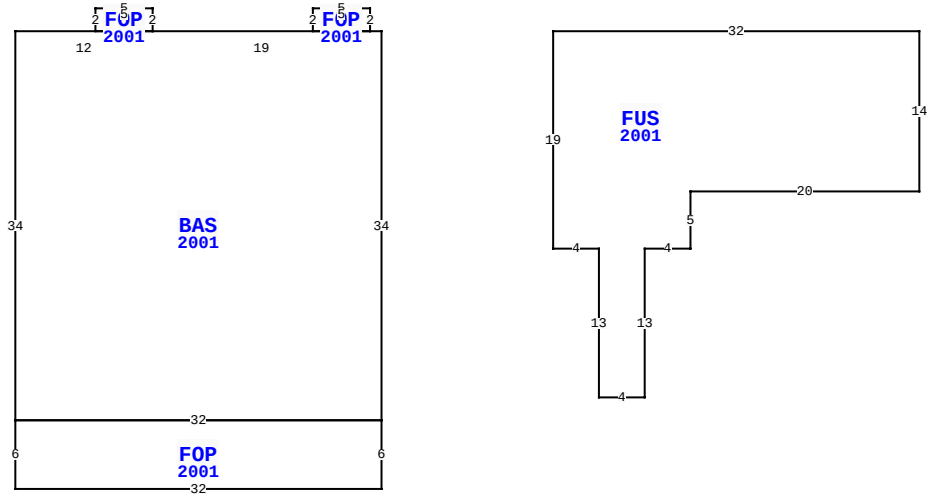
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	109,053
FOP	10	30	3	301
FOP	10	30	3	301
FOP	192	30	58	5,813
FUS	560	100	560	56,131
TOTALS	1,860		1,712	171,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	123.7500	111.68	191,196	2001	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1648 HX Base Yr 2017



2125 DEWYS PL, 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		171,598
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		201,598
SOH/AGL Deduction		80,398
ASSESSED VALUE		121,200
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,200
TOTAL JUST VALUE		201,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013347	REPAIR/RRF	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2051/0127	6/03/2016	WD	Q	I	05	175,000
GRANTOR: FOURAKER EARL L JR &						
GRANTEE: LOCKE TALLULAH C						
1922/1158	5/23/2014	SW	U	I	12	94,500
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: FOURAKER EARL L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W1 FOP=[YR=2001] N2 W5 S2 E5 $ W19
FOP=[YR=2001] N2 W5 S2 E5 $ W12 S34 FOP=[YR=2001] S6 E32 N6
W32 $ E32 N34 $ PTR= E15 FUS=[YR=2001] E32 S14 W20 S5 W4 S13
W4 N13 W4 N19 $ W15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/08/2017 BY TWSB Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS