LOT 79 IN OR 581/987
RIVERSIDE ESTATES #1 PB 5/171

ALLEN JAMES D
2305 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0079-0000

BUILDING CHARACTERISTICS

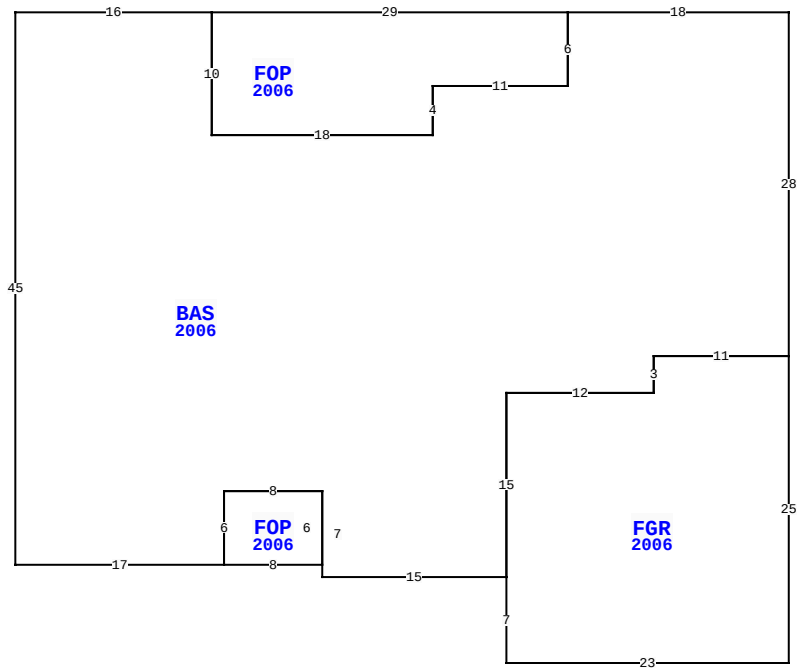
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,201	100	2,201	289,990
FGR	539	55	296	38,999
FOP	48	30	14	1,844
FOP	246	30	74	9,750
TOTALS	3,034		2,585	340,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,585	126.0768	149.72	387,026	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 0 Heated Area: 2201 HX Base Yr



2305 CR 119, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		363,903
TOTAL MARKET OB/XF VALUE		83,268
TOTAL LAND VALUE - MARKET		59,400
TOTAL MARKET VALUE		506,571
SOH/AGL Deduction		242,654
ASSESSED VALUE		263,917
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,917
TOTAL JUST VALUE		506,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006383	REPAIR/RRF	60,000	04/22/2022
20011345	GARAGE	57,960	12/21/2020
17007016	SWIM POOL	35,000	11/07/2017
C16838	CO ISSUED	162,145	03/01/2006
E16878	ELEC OTHER	5,000	03/01/2006
M11245	MECH OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0581/0987	10/16/1989	WD	Q	V		14,000

GRANTOR: STOKES-NASSAU INC

GRANTEE: ALLEN JAMES D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W29 S10 E18 N4 E11 N6$ S6 W11 S4 W18 N10 W16 S45 E17 FOP=[YR=2006] E8 N6 W8 S6$ N6 E8 S7 E15 FGR=[YR=2006] S7 E23 N25 W11 S3 W12 S15$ N15 E12 N3 E11 N28$.

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
5	0812	CONCRETE C	0	100	0	0	3,203.00	SF	4.00	4.00	100	2001	2001	3	82	10,506	
6	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	52.50	52.50	100	2004	2004	3	40	25,200	
7	0811	CONCRETE B	0	100	40	15	600.00	SF	5.20	5.20	100	2004	2004	3	86	2,683	
9	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	2006	2006	3	48	691	
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
12	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2018	2018	3	90	30,600	
13	0855	CONC PAVER	0	100	0	0	606.00	SF	10.00	10.00	100	2018	2018	3	98	5,939	
14	0462	ST/AL FNC	0	100	124	4	496.00	SF	10.00	10.00	100	2018	2018	3	90	4,464	

LAND DESCRIPTION

TOTAL OB/XF 83,268

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	1.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	59,400							

REVIEW DATE 03/05/2021 BY TW Total Acres: 1.98 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

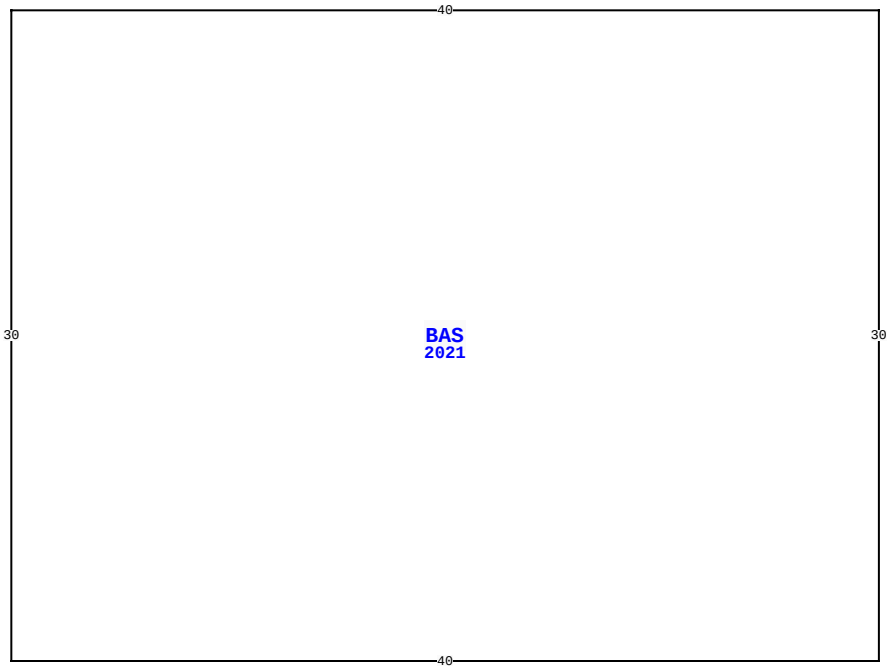
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,320
TOTALS	1,200		1,200	23,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 0 Heated Area: 1200 HX Base Yr



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TOTAL JUST VALUE		506,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16838	NEW CONSTR	162,145	03/01/2006
P10629	OTHER	0	01/01/2006
R08734	REPAIR/RRF	4,000	12/01/2005
E018028	CHNGE SRVC	0	05/01/2001
8173	MH MOVE-ON	33,572	05/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0581/0987	10/16/1989	WD	Q	V		14,000

GRANTOR: STOKES-NASSAU INC
GRANTEE: ALLEN JAMES D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 E40 N30$.

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

REVIEW DATE 03/05/2021 BY TW Total Acres: 1.98 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/02/2023 BY SYS