LOT 83
IN OR 598 PG 1129
RIVERSIDE ESTATES #1 PB 5/171

BENNETT JOHN M & SALLEY A
2195 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0083-0000

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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

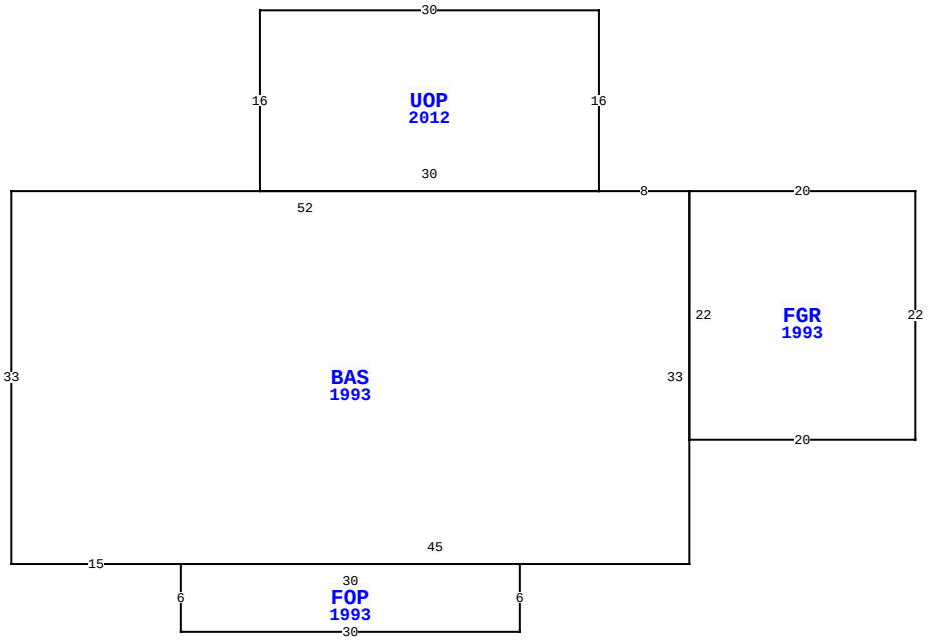
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	183,682
FGR	440	55	242	22,450
FOP	180	30	54	5,010
UOP	480	20	96	8,905
TOTALS	3,080		2,372	220,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	120.9271	109.14	258,880	1991	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1980 HX Base Yr



2195 CR 119, 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		220,048
TOTAL MARKET OB/XF VALUE		12,233
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		292,281
SOH/AGL Deduction		151,882
ASSESSED VALUE		140,399
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		85,399
TOTAL JUST VALUE		292,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428177	REPAIR/RRF	0	01/01/2014
6850	NEW CONSTR	50,000	11/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0598/1129	6/05/1990	WD	Q	V		14,000

GRANTOR: STOKES-NASSAU INC
GRANTEE: BENNETT JOHN M & S

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W8 UOP=[YR=2012] N16 W30 S16 E30$ W52 S33 E15 FOP=[YR=1993] S6 E30 N6 W30$ E45N33$ S22 E20 N22$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	3,794.00	SF	4.00	4.00	100	1991	1991	3	64	9,713	

LAND DESCRIPTION

TOTAL OB/XF 12,233

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 07/29/2019 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS