

LOT 90
IN OR 1984/1479
RIVERSIDE ESTATES #1 PB 5/171

REYNOLDS KENNETH T
1825 COUNTY RD 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,642	100	1,642	163,688
FGR	484	55	266	26,517
FOP	246	30	74	7,377
FOP	279	30	84	8,374
FUS	894	100	894	89,121

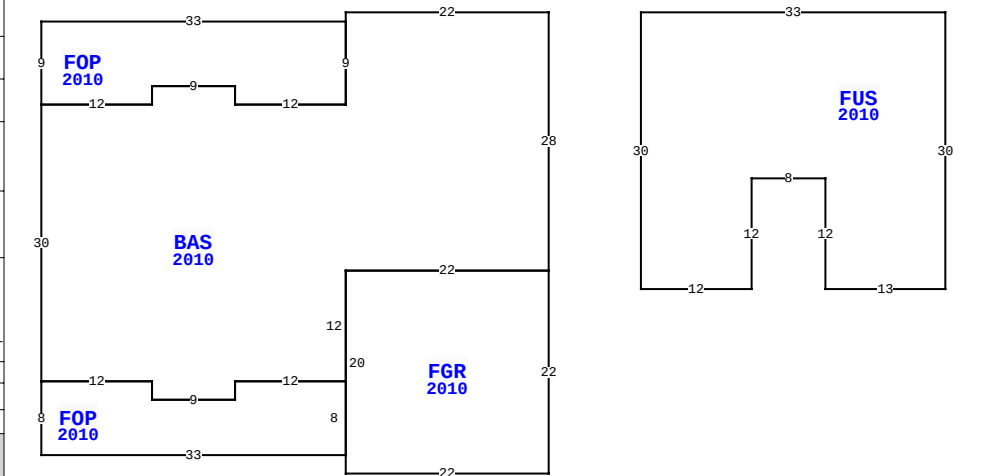
TOTALS	3,545		2,960	295,076
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0300	BOAT DCK W	0	100	14	6			84.00	SF	40.00
5	0812	CONCRETE C	0	100	0	0			1,572.00	SF	4.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0004	OR	0.00	0.00	4.60	AC	1.00

REVIEW DATE 07/29/2019 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,960	88.8300	105.49	312,250	2010	2010	0	0	5.50	94.50
2 SNGL FAM - 100% - 2016											
Heated Area: 2536											
HX Base Yr 2016											



1825 CR 119, BRYCEVILLE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023 MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		315,664	
TOTAL MARKET OB/XF VALUE		6,949	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		437,613	
SOH/AGL Deduction		183,887	
ASSESSED VALUE		253,726	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		203,726	
TOTAL JUST VALUE		437,613	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,673	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23185	CO ISSUED	0	05/19/2010
E22365	ELEC OTHER	0	01/01/2010
P14114	OTHER	0	01/01/2010
B23185	NEW CONSTR	346,622	01/01/2010
8911	MH MOVE-ON	36,000	05/28/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/1479	6/09/2015	FJ	U	I	11	0
GRANTOR: REYNOLDS GARY ELTON E						
GRANTEE: REYNOLDS KENNETH T						
1653/1565	11/16/2009	WD	U	I	30	75,000
GRANTOR: REYNOLDS KENNETH T						
GRANTEE: REYNOLDS GARY E						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2010] W22 S1 FOP=[YR=2010] W33 S9 E12 N2 E9 S2 E12 N9 \$ S9 W12 N2 W9 S2 W12 S30 FOP=[YR=2010] S8 E33											
FGR=[YR=2010] S2 E22 N22 W22 S20 \$ N8 W12 S2 W9 N2 W12 \$ E12 S2 E9 N2 E12 N12 E22 N28 \$ PTR= E10 FUS=[YR=2010] E33 S30 W13 N12 W8 S12 W12 N30 \$ W10 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0004	OR	0.00	0.00	4.60	AC	1.00

Total Acres: 4.60 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS

REYNOLDS KENNETH T
1825 COUNTY RD 119
BRYCEVILLE, FL 32009

08-1S-23-1830-0090-0000

[illegible]