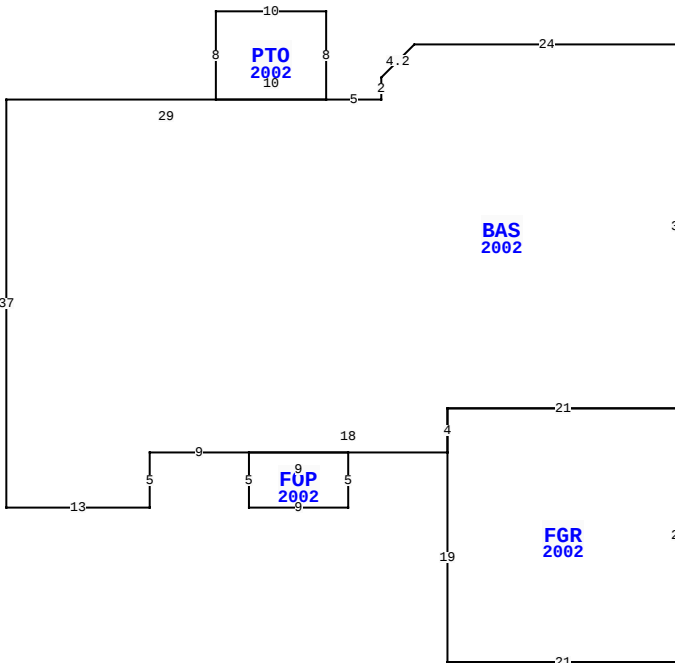


EVANS DARYL STEVEN & SHERRY
11195 US HWY 301
BRYCEVILLE, FL 32009

08-1S-24-1610-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		20	FACE BRICK 100		0900	01	2,348	109.2994	129.79	304,747	2002	2002	0	0	0	15.00	85.00	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2021												Heated Area: 2064				HX Base Yr 2021								
Roof Cover		12	MODULAR MT 100																BUILDING MARKET VALUE				381,137						
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				13,272						
Interior Floo		12	HARDWOOD 70																TOTAL LAND VALUE - MARKET				87,040						
Interior Floo		11	CLAY TILE 30																TOTAL MARKET VALUE				481,449						
Air Condition		03	CENTRAL 100																SOH/AGL Deduction				179,046						
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE				302,403						
Bedrooms			3 100		TOTAL EXEMPTION VALUE				HX HB		50,000																		
Bathrooms			2 100		BASE TAXABLE VALUE						252,403																		
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE						481,449																		
Stories		1.	1. 100		NCON VALUE						0																		
Units		00	0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE						433,371																		
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,064	100	2,064	227,704																									
FGR	483	55	266	29,345																									
FOP	45	30	14	1,544																									
PTO	80	5	4	441																									
TOTALS		2,672		2,348	259,035	11195 US HWY 301, BRYCEVILLE										BLD DATE		LGL DATE		05/22/2023		MLU							
EXTRA FEATURES						XF DATE				INC DATE				LAND DATE															
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												
1	0811	CONCRETE B	0	100	0	0	629.00	SF	5.20	5.20	100	2002	2002	3	83	2,715													
2	1127	BRICK 8"	0	100	8	3	24.00	SF	11.00	11.00	100	2002	2002	3	95	251													
3	0811	CONCRETE B	0	100	0	0	725.00	SF	5.20	5.20	100	2010	2010	3	92	3,468													
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2012	2012	3	60	1,800													
5	0681	POLE SHED	0	100	10	8	80.00	SF	15.00	15.00	100	2012	2012	3	71	852													
6	0811	CONCRETE B	0	100	0	0	805.00	SF	5.20	5.20	100	2021	2021	3	100	4,186													
LAND DESCRIPTION																													
TOTAL OB/XF 13,272																													
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.44	AC		1.00	1.00	1.00	16,000.00	16,000.00	87,040												

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