

PAPPY BRUCE
15510 CR 121
BRYCEVILLE, FL 32009

2023



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 90		0900		01		2,265		116.1300		137.90		312,344		2021		2021		0		0		0.68		99.32		VALUATION BY					STANDARD						
Roof Structur		08		IRREGULAR 100		1		SNGL FAM - 100% - 2022								Heated Area: 1743														Tax Group: 6					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					310,220						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					5,780						
Interior Floo		11		CLAY TILE 60																										TOTAL LAND VALUE - MARKET					324,400						
Interior Floo		14		CARPET 40																										TOTAL MARKET VALUE					393,346						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					159,276						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					234,070						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,000						
Bathrooms				2 100																										BASE TAXABLE VALUE					184,070						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					640,400						
Stories		0		0 100																										NCON VALUE					0						
Units		0		0 100																										INCOME VALUE											
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					307,130						
Quality		03		Quality Level 03																																					
DOR CODE		5400		TIMBERLAND 90+																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		9001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,743		100		1,743		238,726																																	
FGR		638		55		351		48,074																																	
FOP		174		30		52		7,122																																	
FOP		396		30		119		16,298																																	
TOTALS		2,951				2,265		310,220																																	
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											
1		0812		CONCRETE C		0 100		0 0		1,445.00		SF		4.00		4.00		100		2021		2021		3		100		5,780													
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