

PT OF NW1/4
IN OR 1132/111 & OR 1491/1506
ESMT IN OR 1127/880

JAQUES TY M & LEEANN N
1122 WINDRIDGE LANE
BRYCEVILLE, FL 32009

2023

17-1S-23-0000-0003-0110



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	PAGE 1 of 1 6																										
Exterior Wall	10	ABOVE AVG 60	0900	01	2,900	90.9450	108.00	313,200	2003	2003	0	0	0	11.10	88.90	VALUATION BY STANDARD																									
Exterior Wall	20	FACE BRICK 40	1 SNGL FAM - 100% - 2004													Heated Area: 2444													HX Base Yr 2004												
Roof Structur	08	IRREGULAR 100																																							
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 90																																							
Interior Floo	09	PINE WOOD 10																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	4	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	2. 100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality	01	Quality Level 01																																							
DOR CODE	0100	SINGLE FAMILY																																							
MAP NUM		MKT AREA																																							
NEIGHBORHOOD/LOC	9001.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,883	100	1,883	180,791																																					
FGR	484	55	266	25,539																																					
FOP	108	30	32	3,072																																					
FOP	264	30	79	7,585																																					
FOP	264	30	79	7,585																																					
FUS	561	100	561	53,863																																					
TOTALS	3,564		2,900	278,435																																					
EXTRA FEATURES					1122 WINDRIDGE LN, BRYCEVILLE																																				
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	0810	CONCRETE A	0	100	20	16			320.00	SF	6.50				6.50	100	2003	2003	3	84	1,747																				
2	0861	POOL GUNIT	0	100	0	0			364.00	SF	85.00				85.00	100	2007	2007	3	52	16,089																				
3	0845	KOOL DECK	0	100	0	0			860.00	SF	7.25				7.25	100	2007	2007	3	89	5,549																				
4	0810	CONCRETE A	0	100	0	0			483.00	SF	6.50				6.50	100	2007	2007	3	89	2,794																				
5	0510	GARAGE WD-	0	100	30	24			720.00	SF	35.00				35.00	100	2015	2015	3	81	20,412																				
6	0681	POLE SHED	0	100	54	36			1,944.00	SF	15.00				15.00	100	2019	2019	3	93	27,119																				
LAND DESCRIPTION					TOTAL OB/XF 73,710																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	180,500																								
REVIEW DATE 01/27/2022 BY TWA Total Acres: 9.50 Total Land Value: 180,500 Market: 0 Agricultural: 0 Common: 180,500 PRINTED 08/02/2023 BY SYS																																									