PT OF NW1/4 SEC 17-1S-23E
IN OR 2544/245

**ROBINSON JAMES R III & ALLISON**
1118 WINDRIDGE LANE
BRYCEVILLE, FL 32009

**2023**

**17-1S-23-0000-0003-0140**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

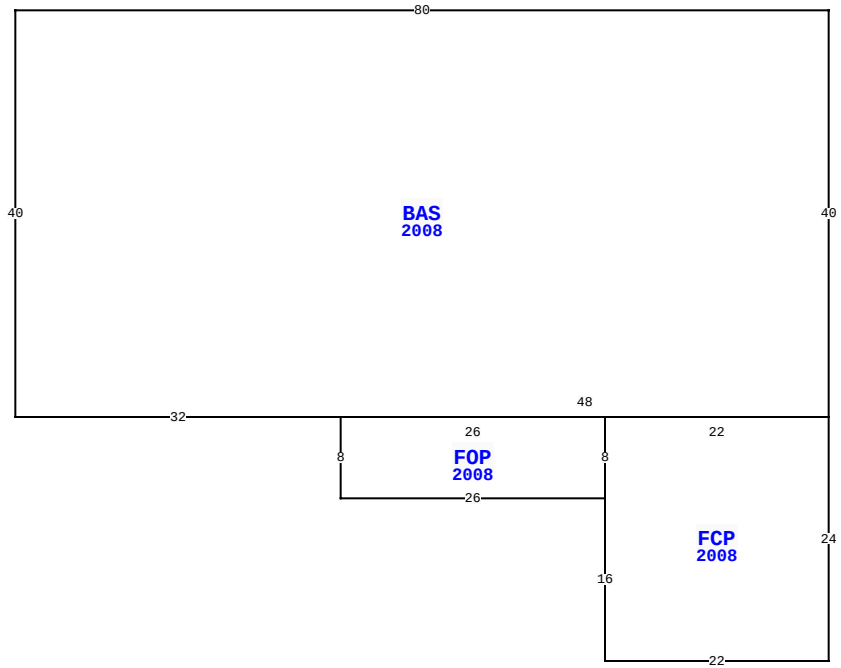
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,200 | 100 | 3,200 | 357,724 |
| FCP | 528 | 25 | 132 | 14,756 |
| FOP | 208 | 30 | 62 | 6,931 |
| TOTALS | 3,936 | | 3,394 | 379,411 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,394 | 100.6848 | 119.56 | 405,787 | 2008 | 2008 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM – 100% - 2014 Heated Area: 3200 HX Base Yr 2014




1118 WINDRIDGE LN, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 379,411 |
| TOTAL MARKET OB/XF VALUE | | 9,536 |
| TOTAL LAND VALUE - MARKET | | 101,500 |
| TOTAL MARKET VALUE | | 490,447 |
| SOH/AGL Deduction | | 253,580 |
| ASSESSED VALUE | | 236,867 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 186,867 |
| TOTAL JUST VALUE | | 490,447 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 384,744 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M13522 | 9 | 0 | 12/01/2007 |
| P12825 | OTHER | 0 | 11/01/2007 |
| C20679 | CO ISSUED | 0 | 10/01/2007 |
| E20170 | ELEC OTHER | 6,300 | 10/01/2007 |
| R10816 | REPAIR/RRF | 6,448 | 10/01/2007 |
| B20679 | NEW CONSTR | 259,578 | 10/01/2007 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2544/0245 | 2/28/2022 | QC | U | I | 11 | 100 |
| GRANTOR: ROBINSON JAMES R III | | | | | | |
| GRANTEE: ROBINSON JAMES ROSS | | | | | | |
| 2160/0068 | 11/10/2017 | QC | U | I | 11 | 100 |
| GRANTOR: ROBINSON MELISSA A | | | | | | |
| GRANTEE: ROBINSON JAMES R II | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2008] W80 S40 E32 FOP=[YR=2008] S8 E26
FCP=[YR=2008] S16 E22 N24 W22 S8 $ N8 W26 $ E48 N40 $.

### 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,649.00 | SF | 4.00 | 4.00 | 100 | 2008 | 2008 | 3 | 90 | 9,536 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,536

| 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 | 000115 | C | SFR ACRES | 100 | 0007 | OR | 0.00 | 0.00 | 4.06 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 101,500 | | | | | | | |

REVIEW DATE 09/20/2018 BY TWA Total Acres: 4.06 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 08/02/2023 BY SYS