LOT 55
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

MARTIN SANDRA L L/E/
9801 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

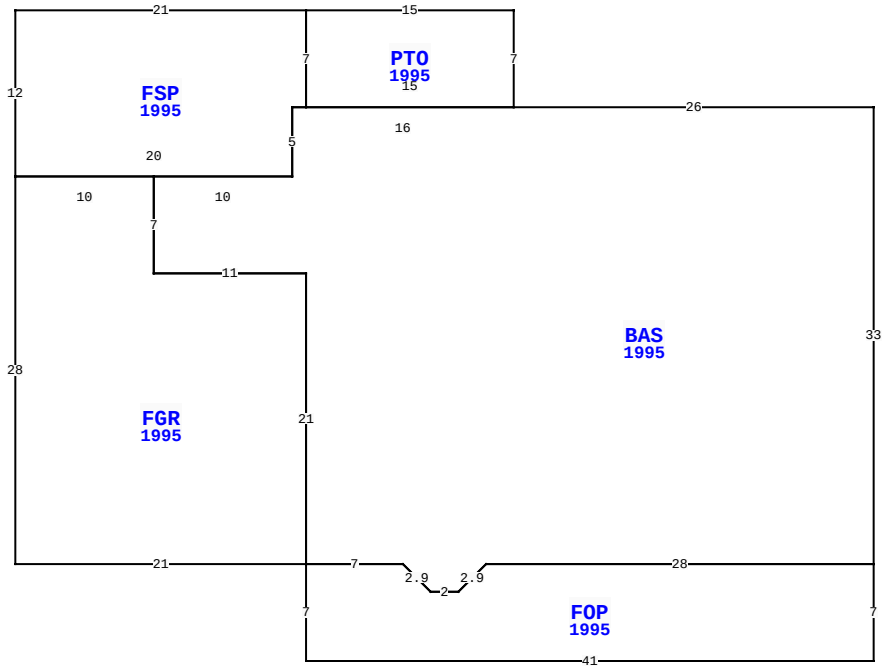
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,443	100	1,443	112,973
FGR	511	55	281	22,000
FOP	279	30	84	6,576
FSP	247	40	99	7,751
PTO	105	5	5	392
TOTALS	2,585		1,912	149,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	108.7800	98.17	187,701	1995	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1443 HX Base Yr 1996



9801 CR 121, BRYCEVILLE

BLD DATE		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		149,692
TOTAL MARKET OB/XF VALUE		2,317
TOTAL LAND VALUE - MARKET		99,250
TOTAL MARKET VALUE		251,259
SOH/AGL Deduction		125,760
ASSESSED VALUE		125,499
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		70,499
TOTAL JUST VALUE		251,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952221	NEW CONSTR	69,000	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/0140	2/08/2021	WD	U	I	11	100
GRANTOR: MARTIN SANDRA L						
GRANTEE: MARTIN LISA G						
0738/1070	9/06/1995	WD	Q	V		15,800
GRANTOR: DAVIS SHANNON & DONNA						
GRANTEE: MARTIN RODNEY & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W26 PTO=[YR=1995] N7 W15 FSP=[YR=1995] W21 S12 FGR=[YR=1995] S28 E21 FOP=[YR=1995] S7 E41 N7 W28 D2 L2 W2 U2 L2 W7$ N21 W11 N7 W10$ E20 N5 E1 N7$ S7 E15$ W16 S5 W10 S7 E11 S21 E7 D2 R2 E2 U2 R2 E28 N33$.

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	0810	CONCRETE A	0	100	0	0	495.00	SF	6.50	6.50	100	1995	1995	3	72	2,317	

LAND DESCRIPTION

TOTAL OB/XF 2,317

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	000100	C	SFR	100	0004	OR	0.00	0.00	3.97	AC		1.00	1.00	1.00	25,000.00	25,000.00	99,250							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.97 Total Land Value: 99,250 Market: 0 Agricultural: 0 Common: 99,250 PRINTED 08/02/2023 BY SYS