LOT 56
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

CURCIO CATHERINE A & STEPHEN R
9771 CR 121
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0056-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

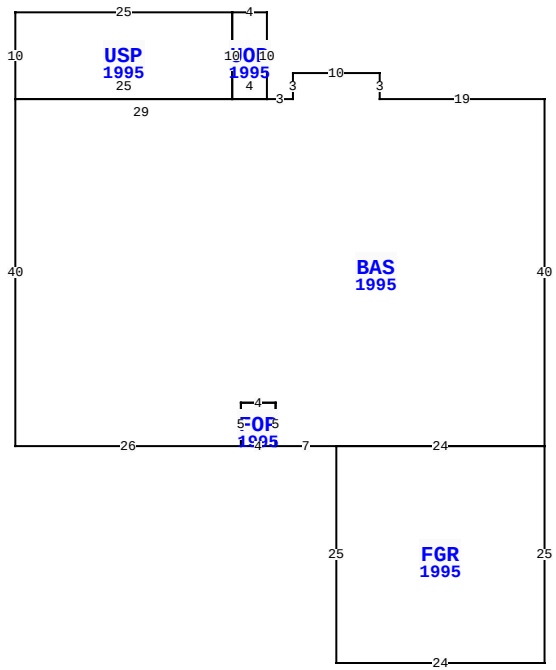
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,450	100	2,450	312,350
FGR	600	55	330	42,072
FOP	20	30	6	765
UOP	40	20	8	1,020
USP	250	30	75	9,562
TOTALS	3,360		2,869	365,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,869	123.0460	146.12	419,218	1995	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2020 Heated Area: 2450 HX Base Yr 2020



9771 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		365,768
TOTAL MARKET OB/XF VALUE		24,976
TOTAL LAND VALUE - MARKET		107,000
TOTAL MARKET VALUE		497,744
SOH/AGL Deduction		169,247
ASSESSED VALUE		328,497
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,497
TOTAL JUST VALUE		497,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018761	GARAGE	10,000	09/01/2001
B996313	SWIM POOL	15,000	01/07/1999
B9603325	ADDITION	2,935	09/01/1996
B952074	NEW CONSTR	92,229	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1214	12/04/2019	WD	Q	I	01	352,500
GRANTOR: SMITH KIMBERLY K & ST						
GRANTEE: CURCIO CATHERINE A						
2082/1397	11/08/2016	QC	U	I	11	100
GRANTOR: SMITH KIMBERLY KAREN						
GRANTEE: SMITH KIMBERLY KARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 N3 W10 S3 W3 UOP=[YR=1995] N10 W4
USP=[YR=1995] W25 S10 E25 N10 $ S10 E4 $ W29 S40 E26
FOP=[YR=1995] E4 N5 W4 S5 $ N5 E4 S5 E7 FGR=[YR=1995] S25 E24
N25 W24 $ E24 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	0810	CONCRETE A	0	100	0	0	345.00	SF	6.50	6.50	100	1995	1995	3	72	1,615	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	0812	CONCRETE C	0	100	36	28	1,008.00	SF	4.00	4.00	100	1999	1999	3	79	3,185	
4	0861	POOL GUNIT	0	100	27	15	405.00	SF	85.00	85.00	100	1999	1999	3	25	8,606	
5	0845	KOOL DECK	0	100	0	0	412.00	SF	7.25	7.25	100	1999	1999	3	79	2,360	
6	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2001	2001	3	30	4,200	
7	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2002	2002	3	32	1,382	
8	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	100	2009	2009	3	91	828	

LAND DESCRIPTION

TOTAL OB/XF 24,976

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	4.28	AC		1.00	1.00	1.00	25,000.00	25,000.00	107,000							

REVIEW DATE 08/16/2019 BY TWA Total Acres: 4.28 Total Land Value: 107,000 Market: 0 Agricultural: 0 Common: 107,000 PRINTED 08/02/2023 BY SYS