

IN OR 1284/142
PARCEL 1-2 SEC 19-1S-23 &
PARCEL 3-2 SEC 20-1S-23

HENDRIX PHILIP J
9810 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2023

19-1S-23-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,417	100	2,417	197,459
FOP	260	30	78	6,372
FST	402	55	221	18,055
PTO	736	5	37	3,023
UCP	638	20	128	10,457
UST	40	45	18	1,470
UST	242	45	109	8,905

TOTALS	4,735		3,008	245,741
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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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1956	1956	3	20	700	
5	0811	CONCRETE B	0	100	0	0	852.00	SF	5.20	5.20	100	1980	1980	3	35	1,551	
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	2000	2000	3	20	374	
7	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	100	1,000	
8	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	1999	1999	3	79	3,681	
9	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2008	2008	3	40	1,440	
10	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	76	456	
11	0510	GARAGE WD-	0	100	20	24	480.00	SF	26.25	26.25	100	2008	2008	3	56	7,056	

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LAND DESCRIPTION

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	0004	OR	0.00	0.00	5.30	AC		1.00	1.00	1.00	19,000.00	19,000.00	100,700							

REVIEW DATE	10/13/2022	BY	WWX	Total Acres:	5.30	Total Land Value:	100,700	Market:	0	Agricultural:	0	Common:	100,700	PRINTED 08/02/2023 BY	SY
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,008	131.1920	118.40	356,147	1956	1980	0	0	0	31.00	69.00
1 SINGLE FAM - 100% - 2004						Heated Area: 2417			HX Base Yr 2004			

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1956	1956	3	20	700	
5	0811	CONCRETE B	0	100	0	0	852.00	SF	5.20	5.20	100	1980	1980	3	35	1,551	
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	2000	2000	3	20	374	
7	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	100	1,000	
8	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	1999	1999	3	79	3,681	
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10	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	76	456	
11	0510	GARAGE WD-	0	100	20	24	480.00	SF	26.25	26.25	100	2008	2008	3	56	7,056	

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TOTAL OB/XF

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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			281,441
TOTAL MARKET OB/XF VALUE			16,258
TOTAL LAND VALUE - MARKET			100,700
TOTAL MARKET VALUE			398,399
SOH/AGL Deduction			172,986
ASSESSED VALUE			225,413
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			175,413
TOTAL JUST VALUE			398,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013305	REPAIR/RRF	17,911	08/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/0142	12/28/2004	QC	U	I	01	68,500

GRANTOR: HENDRIX PHILIP J & BE

GRANTEE: HENDRIX PHILIP J

1096/1713 11/25/2002 WD Q I 166,000

GRANTOR: WEIDLER GERD OTTO & G

GRANTEE: HENDRIX PHILIP J &

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] W32 S23 E32 N23\$ S23 W32 N17 W16 S15 W15 FST=[YR=1993] W15 S22 E15 N9 E8 N9 W8 N4\$ S4 E8 S9 W8 S9 E15 FOP=[YR=1993] S10 E26 N10 W26\$ E26 S5 E22 N5 E19 N43\$ PTR=E20 UST=[YR=1993] E8 S5 W8 N5\$ W20\$ PTR= N20 UST=[YR=1993] N22 E11 UCP=[YR=1993] E29 S22 W29 N22\$ S22 W11\$ S20\$.

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