LOT 2
PT OR 977/1366
R434255 & R434256

WYLIE NANCY J
955 NICHOLS LANE
BRYCEVILLE, FL 32009

2023

19-1S-23-1460-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

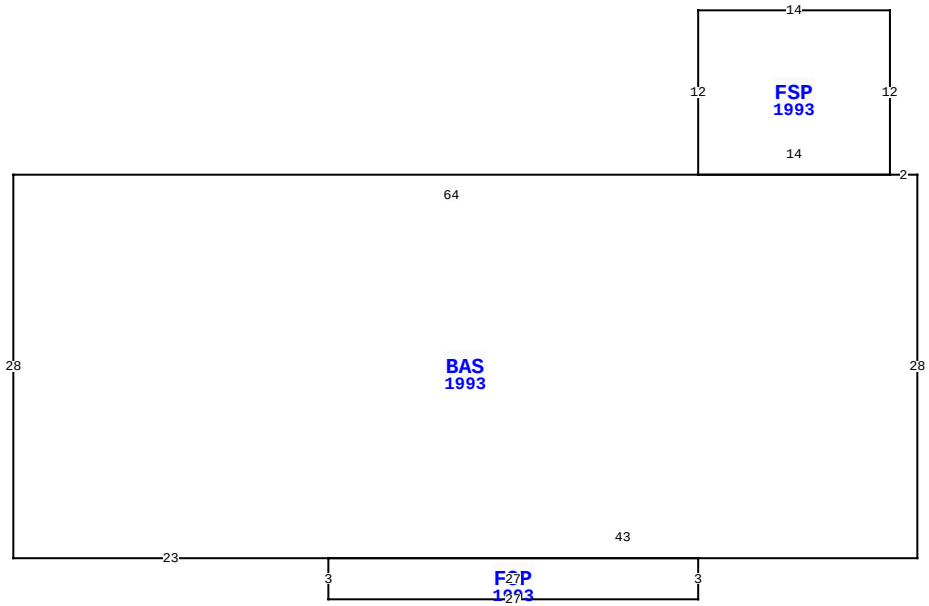
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	109,727
FOP	81	30	24	1,425
FSP	168	40	67	3,978
TOTALS	2,097		1,939	115,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	96.0400	86.68	168,073	1964	1964	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2002 Heated Area: 1848 HX Base Yr 2002



955 NICHOLS LN, 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		115,130
TOTAL MARKET OB/XF VALUE		24,409
TOTAL LAND VALUE - MARKET		124,250
TOTAL MARKET VALUE		263,789
SOH/AGL Deduction		124,226
ASSESSED VALUE		139,563
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,563
TOTAL JUST VALUE		263,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018480	CHNGE SRVC	0	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0977/1366	3/26/2001	WD	Q	I		150,000
GRANTOR: WEBSTER KENNETH W & A						
GRANTEE: WYLIE NANCY J						
0662/1198	7/06/1992	WD	U	I	09	125,000
GRANTOR: NICHOLS RONALD & D V						
GRANTEE: WEBSTER KEN & AUDRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N12 W14 S12 E14$ W64 S28 E23
FOP=[YR=1993] S3 E27 N3 W27$E43 N28$.

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
3	0681	POLE SHED	0	100	0	0	642.00	SF	15.00	15.00	100	1980	1980	3	20	1,926	
4	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	1980	1980	3	35	328	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
6	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1975	1975	3	20	40	
9	0530	STBL WD	0	100	40	40	1,600.00	SF	30.00	30.00	100	2001	2001	3	30	14,400	
10	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 24,409

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	0005	OR	0.00	0.00	4.97	AC		1.00	1.00	1.00	25,000.00	25,000.00	124,250							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 4.97 Total Land Value: 124,250 Market: 0 Agricultural: 0 Common: 124,250 PRINTED 08/02/2023 BY SYS