

IN SEC 19 & 30
IN OR 1833/170 & OR 1833/172
EX 4-17

SKINNER SAMUEL D
6583 CR 119
BRYCEVILLE, FL 32009

2023

19-1S-24-0000-0004-0080



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 70
Interior Floo	13	LVT/LAMMT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	1,900	197,282
FOP	156	30	47	4,880
FSP	180	40	72	7,476
TOTALS	2,236		2,019	209,638

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	18	18	324.00	SF	35.00	35.00	100	1977
2	0681	POLE SHED	0 100	20	20	400.00	SF	15.00	15.00	100	1992
3	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00	100	2008
4	0350	CARPORT WD	0 100	26	20	520.00	SF	13.00	13.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.60	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,019	122.3922	110.46	223,019	2009	2009	0	0	6.00	94.00
1 SINGLE FAM - 100% - 2014 Heated Area: 1900 HX Base Yr 2014											
6583 CR 119, BRYCEVILLE											

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		209,638	
TOTAL MARKET OB/XF VALUE		7,720	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		307,358	
SOH/AGL Deduction		155,410	
ASSESSED VALUE		151,948	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		101,948	
TOTAL JUST VALUE		307,358	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,773	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21985	ELEC OTHER	500	07/01/2009
B22722	CARPORT	18,168	07/01/2009
C22080	CO ISSUED	0	05/27/2009
B22528	DEMOLITION	3,000	05/01/2009
E21591	ELEC OTHER	7,500	02/01/2009
M14371	MECH OTHER	0	02/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1833/0172	1/01/2013	WD	U	I	11	100	
GRANTOR: SKINNER LARRY DOUGLAS							
GRANTEE: SKINNER SAMUEL D							
1833/0170	12/31/2012	WD	U	I	11	100	
GRANTOR: SKINNER LARRY DOUGLAS							
GRANTEE: SKINNER SAMUEL D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W10 FSP=[YR=2009] W18 S10 E18 N10\$ S10 W40 S36 E12 FOP=[YR=2009] S6 E26 N6 W26\$ E38 N46 \$.											