

OR 1917/1730
EX 4-23 EX ESMT OR 568/569
EX ESMT IN OR 795/745

WHITTEMORE MANCIL
6593 CR 119
BRYCEVILLE, FL 32009-1821

2023

19-1S-24-0000-0004-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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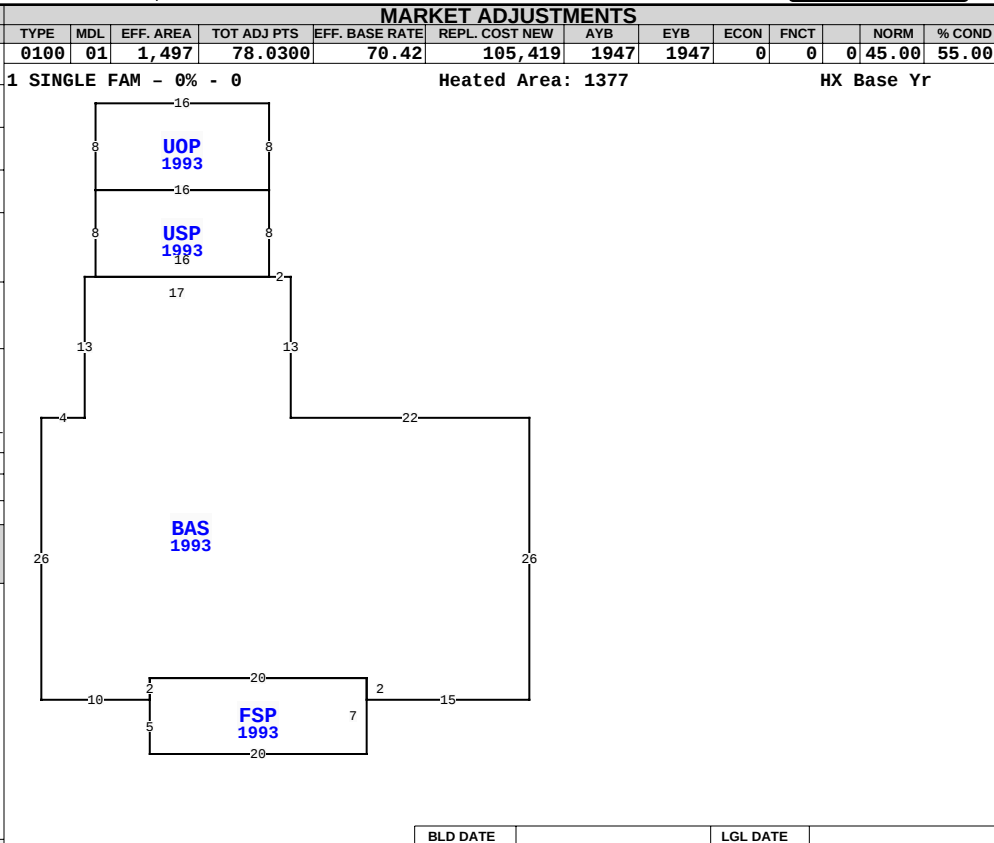
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	1,377	53,332
FSP	140	40	56	2,169
UOP	128	20	26	1,007
USP	128	30	38	1,472

TOTALS	1,773		1,497	57,980
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0	0	30	20		600.00	SF 35.00
5	0810	CONCRETE A	0	0	3	32		96.00	SF 6.50
6	0752	USP	0	0	20	16		320.00	SF 15.00
7	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	2.60

REVIEW DATE	05/02/2017	BY	TWX
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6625 CR 119, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	20	4,200	
100	1996	1996	3	73	456	
100	1997	1997	3	26	1,248	
100	1947	1947	3	20	400	

TOTAL OB/XF									
6,304									

Total Acres: 2.60	Total Land Value: 78,000	Market: 0	Agricultural: 0	Common: 78,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		57,980
TOTAL MARKET OB/XF VALUE		6,304
TOTAL LAND VALUE - MARKET		78,000
TOTAL MARKET VALUE		142,284
SOH/AGL Deduction		24,319
ASSESSED VALUE		117,965
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		117,965
TOTAL JUST VALUE		142,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7787	MH MOVE-ON	32,500	04/24/1989
7787	MH MOVE-ON	0	04/24/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2012/0819	2/11/2014	PR U	I	I	19	100			
GRANTOR: WHITTEMORE MANCIL P/R									
GRANTEE: NASH DIANE									
1917/1730	4/14/2014	QC U	I	I	11	100			
GRANTOR: NASH DIANE									
GRANTEE: WHITTEMORE MANCIL									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W22 N13 W2 USP=[YR=1993] N8 UOP=[YR=1993] N8 W16 S8 E16 \$ W16 S8 E16 \$ W17 S13 W4 S26 E10 FSP=[YR=1993] S5 E20 N7 W20 S2 \$ N2 E20 S2 E15 N26 \$.									