

IN OR 1863/590
ESMT IN OR 516/490

WEST NASSAU KENNEL LLC/
8356 US HWY 301
BRYCEVILLE, FL 32009

2023

19-1S-24-0000-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE		1700 OFFICE BUILDINGS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC		8002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100	132	4,516
BAS	2,400	100	2,400	82,119
PTO	156	5	8	274
UOP	512	20	102	3,490
UOP	1,280	20	256	8,759
UOP	480	20	96	3,285

TOTALS	4,960		2,994	102,443
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0971	ST LGHT OV	0	0	0	3.00	UT	1,555.00	1,555.00
13	0648	LIGHTS-AV	0	0	0	1.00	UT	140.00	140.00
14	0505	FLAGPOLE A	0	0	0	24.00	LF	50.00	50.00
15	0463	FENCE GATE	0	0	0	6.00	UT	300.00	300.00
16	0812	CONCRETE C	0	0	0	1,348.00	SF	4.00	4.00
17	0681	POLE SHED	0	0	9	72.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
8810	04	2,994	96.7200	76.89	230,209	1987	1987	0	0	10	45.50	44.50	
3 KENNELS - 0% - 0													
Heated Area: 2532 HX Base Yr													

8356 US HWY 301, BRYCEVILLE									
BLD DATE		01/07/2014		TW		LGL DATE			
XF DATE						LAND DATE			
INC DATE						AG DATE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		133,243	
TOTAL MARKET OB/XF VALUE		47,022	
TOTAL LAND VALUE - MARKET		196,020	
TOTAL MARKET VALUE		376,285	
SOH/AGL Deduction		44,312	
ASSESSED VALUE		331,973	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		331,973	
TOTAL JUST VALUE		376,285	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3887	XFOB	6,500	01/19/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1863/0590	6/17/2013	SW	Q	I	02	140,000
GRANTOR: EVERBANK						
GRANTEE: WEST NASSAU KENNEL						
1747/1232	7/15/2011	WD	U	I	12	248,000
GRANTOR: M & J STRIPING INC						
GRANTEE: EVERBANK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W50 UOP=[YR=1998] W30 S16 BAS=[YR=2014] S30 UOP=[YR=1997] S16 E80 N16 W80\$ E80 N30 BAS=[YR=2013] N12 W11 PTO=[YR=2014] W13 S12 E13 N12\$ S12 E11\$ W80\$ E30 N16\$ S16 E26 N12 E24 N4\$.									

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