PT OF GOVT LOT 12
SEC 20-1N-23E IN OR 2202/1493
ESMT OR 2183/1416

ARMSTRONG BRIAN T & LISA P/
13709 CHAMPION DRIVE
BRYCEVILLE, FL 32009

**2023**

**20-1N-23-0000-0008-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

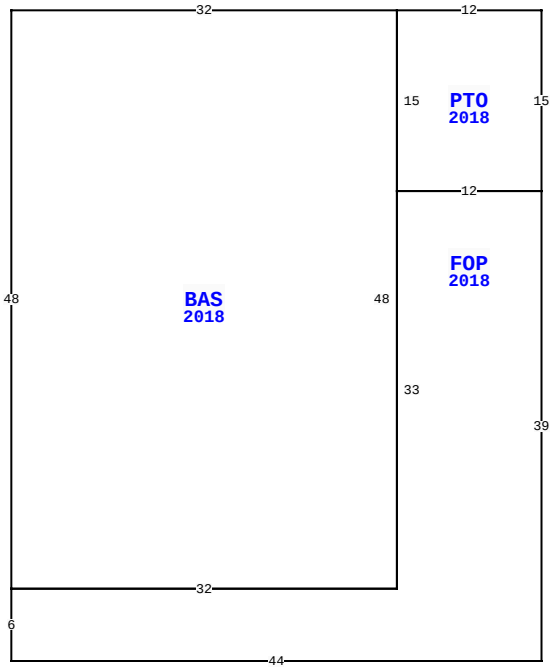
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 1,536 | 100 | 1,536 | 189,453 |
| FOP | 660 | 30 | 198 | 24,422 |
| PTO | 180 | 5 | 9 | 1,110 |
| TOTALS | 2,376 | | 1,743 | 214,984 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,743 | 105.4500 | 125.22 | 218,258 | 2018 | 2018 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 1536 HX Base Yr 2019




13709 CHAMPION DR, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 214,984 |
| TOTAL MARKET OB/XF VALUE | | 1,980 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 246,964 |
| SOH/AGL Deduction | | 127,710 |
| ASSESSED VALUE | | 119,254 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 69,254 |
| TOTAL JUST VALUE | | 246,964 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 204,088 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18010345 | CO ISSUED | 0 | 10/12/2018 |
| 18001186 | NEW CONSTR | 193,513 | 02/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2202/1493 | 12/19/2017 | WD | U | V | 11 | 100 |
| GRANTOR: HYER R MICHAEL & TERE | | | | | | |
| GRANTEE: ARMSTRONG BRIAN T & | | | | | | |
| 2165/0920 | 12/19/2017 | WD | U | V | 11 | 100 |
| GRANTOR: HYER R MICHAEL & TERE | | | | | | |
| GRANTEE: ARMSTRONG BRIAN T & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2018] W12 BAS=[YR=2018] W32 S48 FOP=[YR=2018] S6 E44 N39 W12 S33 W32 $ E32 N48$ S15 E12 N15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2018 | 2018 | 3 | 99 | 1,980 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,980

| 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 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 07/24/2018 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS