

IN OR 858/1000
EX OR 310/704
ESMTS OR 875/745 & 747

FLOWERS KATHERINE C & TIMOTHY
1342 CLYDE LN
BRYCEVILLE, FL 32009

2023

20-1S-23-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		2. 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
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	65,703
FOP	16	30	5	357
FSP	80	40	32	2,286
FSP	180	40	72	5,142
FUS	962	100	962	68,703

TOTALS	2,158		1,991	142,191
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	
2	0510	GARAGE WD-	0 100	28	14	392.00	SF	35.00	
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	
4	0940	SHEDS/PORT	0 100	11	9	99.00	SF	30.00	
5	0861	POOL GUNIT	0 100	0	0	760.00	SF	85.00	
6	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	
7	0845	KOOL DECK	0 100	0	0	1,684.00	SF	7.25	
8	0462	ST/AL FNC	0 100	0	0	680.00	SF	10.00	
9	0810	CONCRETE A	0 100	0	0	384.00	SF	6.50	

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	100	0007	OR	0.00	0.00	1.65

REVIEW DATE	09/20/2018	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,991	93.1000	84.02	167,284	1933	1991	0	0	0 15.00	85.00

1 SINGLE FAM - 100% - 1999 Heated Area: 1882 HX Base Yr 1999

The floor plan diagram illustrates the layout of a single-family home. It features three main areas: FSP 1993 (Front Porch), BAS 1993 (Bathroom), and FUS 1993 (Furnace). The FSP 1993 is located at the top center, measuring 10 units wide and 8 units high. The BAS 1993 is located at the bottom center, measuring 8 units wide and 8 units high. The FUS 1993 is located on the right side, measuring 37 units wide and 26 units high. The main living area is a large rectangle measuring 34 units wide and 26 units high. The overall dimensions of the main structure are 34 units wide and 26 units high. The diagram also shows various other dimensions and labels, including 18, 22, 14, 10, 4, 8, 10, 18, 26, 37, 14, 10, 18, 22, 14, 10, 18

1342 CLYDE LN, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	1,400	
2	0510	GARAGE WD-	0 100	28	14	392.00	SF	35.00	35.00	100	1980	1980	3	20	2,744	
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	
4	0940	SHEDS/PORT	0 100	11	9	99.00	SF	30.00	30.00	100	2005	2005	3	27	802	
5	0861	POOL GUNIT	0 100	0	0	760.00	SF	85.00	85.00	100	2005	2005	3	44	28,424	
6	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	27	324	
7	0845	KOOL DECK	0 100	0	0	1,684.00	SF	7.25	7.25	100	2005	2005	3	87	10,622	
8	0462	ST/AL FNC	0 100	0	0	680.00	SF	10.00	10.00	100	2005	2005	3	44	2,992	
9	0810	CONCRETE A	0 100	0	0	384.00	SF	6.50	6.50	100	2006	2006	3	88	2,196	

TOTAL OB/XF									
50,368									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.65

Total Acres: 1.65	Total Land Value: 49,500	Market: 0	Agricultural: 0	Common: 49,500
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		165,524	
TOTAL MARKET OB/XF VALUE		50,368	
TOTAL LAND VALUE - MARKET		49,500	
TOTAL MARKET VALUE		265,392	
SOH/AGL Deduction		153,117	
ASSESSED VALUE		112,275	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		62,275	
TOTAL JUST VALUE		265,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001093	REPAIR/RRF	18,500	01/19/2022
B16465	ADDITION	36,640	10/01/2005
E16069	ELEC OTHER	1,000	10/01/2005
R08495	REPAIR/RRF	2,500	10/01/2005
M015007	H/AC	0	04/01/2001
B007838	REMODEL	7,000	12/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
0858/1000	12/10/1998	WD U	I	01	100
GRANTOR: FOURAKER CHARLES W &					
GRANTEE: FLOWERS KATHERINE &					
0858/0071	12/07/1998	WD U	I	01	100
GRANTOR: FOURAKER CHARLES W &					
GRANTEE: FOURAKER CHARLES W					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 FSP=[YR=1993] N8 W10 S8 E10\$ W34 S4 FSP=[YR=1993] W10 S18 E10 N18\$ S22 E14 FOP=[YR=1993] E8 N2 W8 S2\$ N2 E8 S2 E14 N26\$ PTR= E20 FUS=[YR=1993] E37 S26 W37 N26\$ W20\$.									

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