PT OF SW1/4 OF NW1/4 OF
SEC 20-1S-23E & PT OF SE1/4 OF
NE1/4 OF SEC 19-1S-23E IN

GRIFFIS BRADY
9666 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2023

20-1S-23-0000-0004-0000

BUILDING CHARACTERISTICS

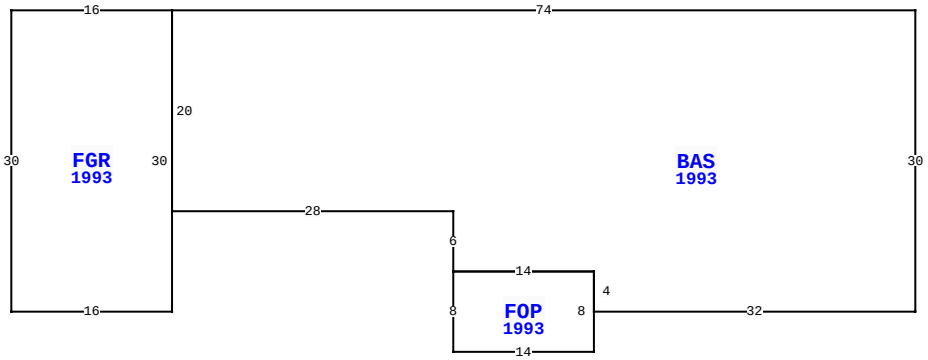
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	146,882
FGR	480	55	264	20,582
FOP	112	30	34	2,650
TOTALS	2,476		2,182	170,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	106.0000	95.66	208,730	1955	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1884 HX Base Yr 2016



9666 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		170,115
TOTAL MARKET OB/XF VALUE		19,745
TOTAL LAND VALUE - MARKET		137,100
TOTAL MARKET VALUE		226,592
SOH/AGL Deduction		105,931
ASSESSED VALUE		120,661
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,661
TOTAL JUST VALUE		326,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/0315	4/02/2015	WD	Q	I	01	199,900
GRANTOR: BELL DONNA FAYE ETAL						
GRANTEE: GRIFFIS BRADY						
1945/1297	11/03/2014	MS	U	I	30	100
GRANTOR: FOURAKER DONNA LOUISE						
GRANTEE: BELL DONNA FAYE ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W74 FGR=[YR=1993] W16 S30 E16 N30$ S20 E28 S6
FOP=[YR=1993] S8 E14 N8W14$ E14 S4 E32 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
2	0510	GARAGE WD-	0	100	40	28	1,120.00	SF	35.00	35.00	100	1970	1970	3	20	7,840	
3	0681	POLE SHED	0	100	35	10	350.00	SF	15.00	15.00	100	1975	1975	3	20	1,050	
4	0200	BARN WD 0-	0	100	44	40	1,760.00	SF	20.00	20.00	100	1970	1970	3	20	7,040	
5	0845	KOOL DECK	0	100	0	0	432.00	SF	7.25	7.25	100	1980	1980	3	35	1,096	
6	0810	CONCRETE A	0	100	0	0	332.00	SF	6.50	6.50	100	1970	1970	3	22	475	
7	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,544	

LAND DESCRIPTION

TOTAL OB/XF 19,745

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	15.30	AC		1.00	1.00	1.00	440.00	440.00	6,732							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	15.30	AC		1.00	1.00	1.00	7,000.00	7,000.00	107,100							

REVIEW DATE 03/09/2020 BY TWA Total Acres: 16.30 Total Land Value: 36,732 Market: 107,100 Agricultural: 6,732 Common: 30,000 PRINTED 08/02/2023 BY SYS