PT OF SE1/4 OF SEC 19-1S-23E &
PT OF SW1/4 OF SEC 20-1S-23E
IN OR 2295/115

PIZARRO ERNESTO
949 LIMOUSINE LANE
BRYCEVILLE, FL 32009

2023

20-1S-23-0000-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

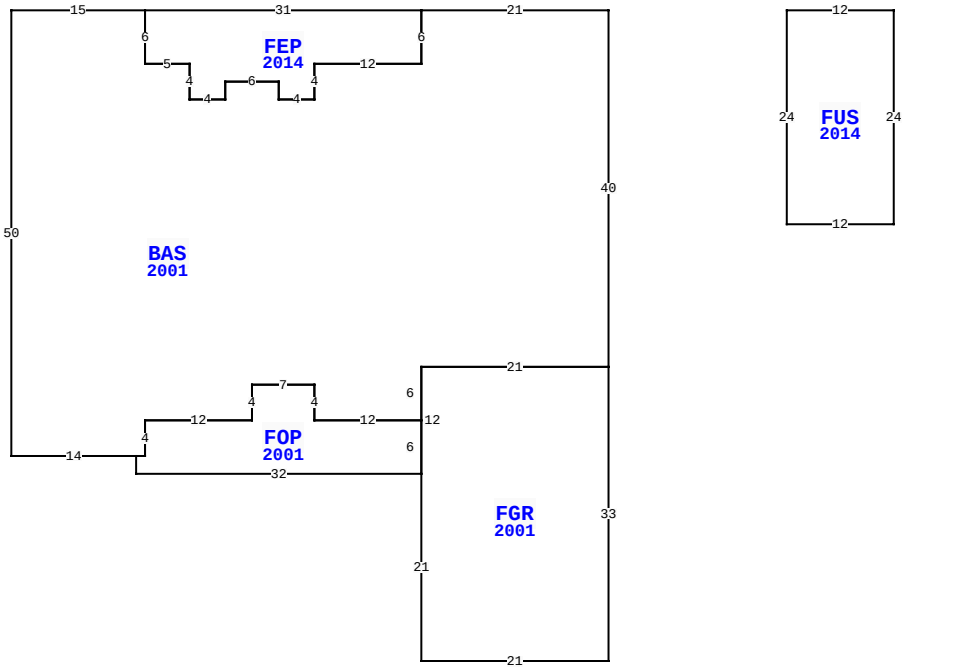
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,758	100	2,758	325,847
FEP	230	80	184	21,739
FGR	693	55	381	45,014
FOP	216	30	65	7,680
FUS	288	100	288	34,026
TOTALS	4,185		3,676	434,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,676	116.0280	137.78	506,479	2001	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2022 Heated Area: 3046 HX Base Yr 2022



949 LIMOUSINE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		457,391
TOTAL MARKET OB/XF VALUE		57,712
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		615,103
SOH/AGL Deduction		119,785
ASSESSED VALUE		495,318
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		445,318
TOTAL JUST VALUE		615,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009517	REPAIR/RRF	25,850	06/22/2022
20007913	GARAGE	57,960	08/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0115	7/31/2019	WD	Q	I	01	354,000
GRANTOR: PRINCE JOHN N & AMAND						
GRANTEE: PIZARRO ERNESTO						
1937/0374	8/20/2014	WD	Q	I	01	350,000
GRANTOR: MACDONALD JAMES A & C						
GRANTEE: PRINCE JOHN N & AMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21FEP=[YR=2014] W31 S6 E5 S4 E4 N2 E6 S2 E4 N4 E12 N6 $ S6 W12 S4 W4 N2 W6 S2 W4 N4 W5 N6 W15 S50 E14 FOP=[YR=2001] S2 E32 FGR=[YR=2001] S21 E21 N33 W21 S12 $ N6 W12 N4 W7 S4 W12 S4 W1 $ E1 N4 E12 N4 E7 S4 E12 N6 E21 N40 $ PTR=E20 FUS=[YR=2014] E12 S24 W12 N24$ W20$.

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	0511	GARAGE CB-	0	100	0	0	400.00	SF	40.00	40.00	100	2002	2002	3	83	13,280	
2	0845	KOOL DECK	0	100	0	0	1,100.00	SF	7.25	7.25	100	2002	2002	3	83	6,619	
3	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2002	2002	3	32	10,880	
4	0811	CONCRETE B	0	100	0	0	1,250.00	SF	5.20	5.20	100	2002	2002	3	83	5,395	
5	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2002	2002	3	83	3,884	
6	0510	GARAGE WD-	0	100	0	0	500.00	SF	35.00	35.00	100	2002	2002	3	32	5,600	
7	0940	SHEDS/PORT	0	100	0	0	100.00	SF	30.00	30.00	100	2002	2002	3	21	630	
8	0803	ASPHALT C	0	100	0	0	2,000.00	SF	2.00	2.00	100	2002	2002	3	52	2,080	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2001	2001	3	86	3,440	
10	0462	ST/AL FNC	0	100	120	4	480.00	SF	10.00	10.00	100	2002	2002	3	32	1,536	

TOTAL OB/XF 53,344

LAND DESCRIPTION

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		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 10/13/2022 BY WWX Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

PT OF SE1/4 OF SEC 19-1S-23E &
PT OF SW1/4 OF SEC 20-1S-23E
IN OR 2295/115

PIZARRO ERNESTO
949 LIMOUSINE LANE
BRYCEVILLE, FL 32009

2023

20-1S-23-0000-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

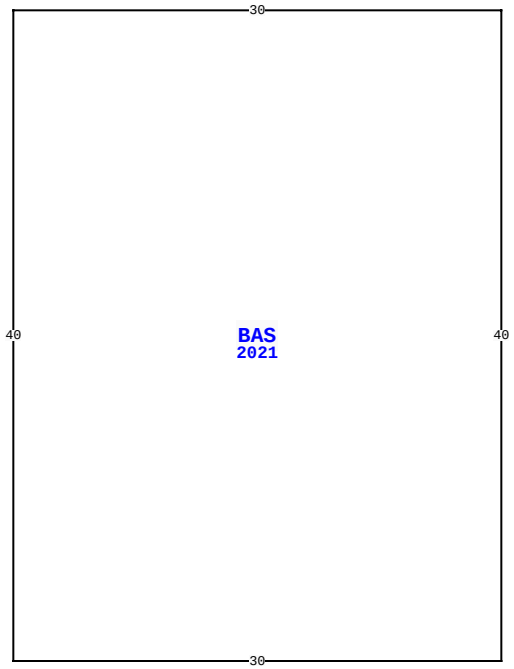
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,085
TOTALS	1,200		1,200	23,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 1200 HX Base Yr 2022



949 LIMOUSINE LN, BRYCEVILLE

BLD DATE		LGL DATE	
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: PRINCE JOHN N & AMAND						
GRANTEE: PIZARRO ERNESTO						
1937/0374	8/20/2014	WD	Q	I	01	350,000
GRANTOR: MACDONALD JAMES A & C						
GRANTEE: PRINCE JOHN N & AMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S40 E30 N40$.

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
11	0811	CONCRETE B	0	100	28	30	840.00	SF	5.20	5.20	100	2021	2021	3	100	4,368	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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

REVIEW DATE 10/13/2022 BY WWX Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS