

PT SW1/4 OF SW1/4 OF
SEC 21-2S-23E IN OR 2305/1116
BEING PARCELS 1 & 2

BENTLEY COURTNEY J
18941 US HWY 90
BRYCEVILLE, FL 32009

2023

21-2S-23-0000-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	864	100	864	105,757
FEP	128	80	102	12,485
TOTALS	992		966	118,243

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0940	SHEDS/PORT	0 100	0	0	216.00	SF	30.00	30.00	100	1980	1980	3
3	0752	USP	0 100	12	6	72.00	SF	15.00	15.00	100	1984	1984	3
4	0812	CONCRETE C	0 100	0	0	1,660.00	SF	4.00	4.00	100	1984	1984	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	6.00	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	966	149.0400	134.51	129,937	1943	2010	0	0	0	9.00	91.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 864 HX Base Yr 2023													
18941 US HWY 90, BRYCEVILLE													

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		124,443	
TOTAL MARKET OB/XF VALUE		4,633	
TOTAL LAND VALUE - MARKET		228,000	
TOTAL MARKET VALUE		357,076	
SOH/AGL Deduction		0	
ASSESSED VALUE		357,076	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		307,076	
TOTAL JUST VALUE		357,076	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		132,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2606/0907	11/29/2022	WD	Q	I	01	360,000	
GRANTOR: MOORE JULIA D							
GRANTEE: BENTLEY COURTNEY J							
2305/1116	8/30/2019	WD	U	I	11	100	
GRANTOR: BRYANT RETHA V REVOCA							
GRANTEE: MOORE JULIA D							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W36 S24 E10 FEP=[YR=1995] S8 E16 N8W16S E26 N24\$.													

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