IN OR 1441/1391
EX ESMT PT OR 881/302
EX R/W OR 1120/516

SURRENCY DONALD H JR
13871 US HWY 301
BRYCEVILLE, FL 32009

2023

28-1N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

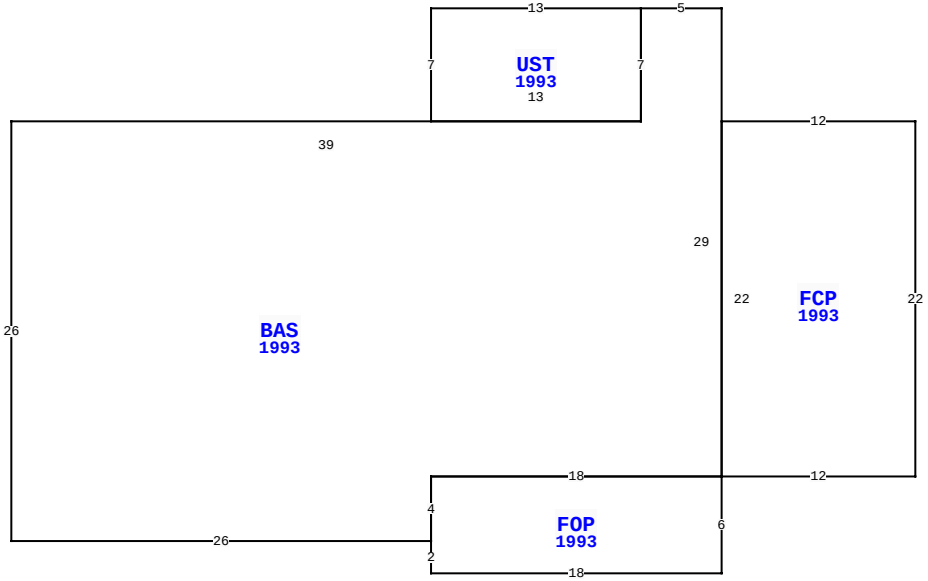
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100	1,107	81,555
FCP	264	25	66	4,862
FOP	108	30	32	2,358
UST	91	45	41	3,020
TOTALS	1,570		1,246	91,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,246	107.0600	96.62	120,389	1956	1956	0	0	0	23.75	76.25

1 SINGLE FAM – 0% - 0 Heated Area: 1107 HX Base Yr



13871 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	163,669
TOTAL MARKET OB/XF VALUE	3,615
TOTAL LAND VALUE - MARKET	114,080
TOTAL MARKET VALUE	281,364
SOH/AGL Deduction	60,200
ASSESSED VALUE	221,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,164
TOTAL JUST VALUE	281,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14320	ELEC OTHER	0	02/01/2005
MH4532	MH MOVE-ON	0	02/01/2005
M09257	MECH OTHER	0	02/01/2005
P09006	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/1391	9/01/2006	WD	U	I	01	100

GRANTOR: SURRENCY DONALD H

GRANTEE: SURRENCY DONALD H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UST=[YR=1993] W13 S7 E13 N7$ S7 W39 S26 E26 FOP=[YR=1993] S2 E18 N6 FCP=[YR=1993] E12 N22 W12 S22 $ W18 S4$ N4 E18 N29$.

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
2	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,287	
3	0510	GARAGE WD-	0	0	20	12	240.00	SF	35.00	35.00	100	1995	1995	3	24	2,016	
4	0350	CARPORT WD	0	0	10	12	120.00	SF	13.00	13.00	100	1995	1995	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 3,615

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	0	0004	OR	0.00	0.00	7.13	AC		1.00	1.00	1.00	16,000.00	16,000.00	114,080							

REVIEW DATE 03/12/2019 BY TWA Total Acres: 7.13 Total Land Value: 114,080 Market: 0 Agricultural: 0 Common: 114,080 PRINTED 08/02/2023 BY SYS

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EX ESMT PT OR 881/302
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2023

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

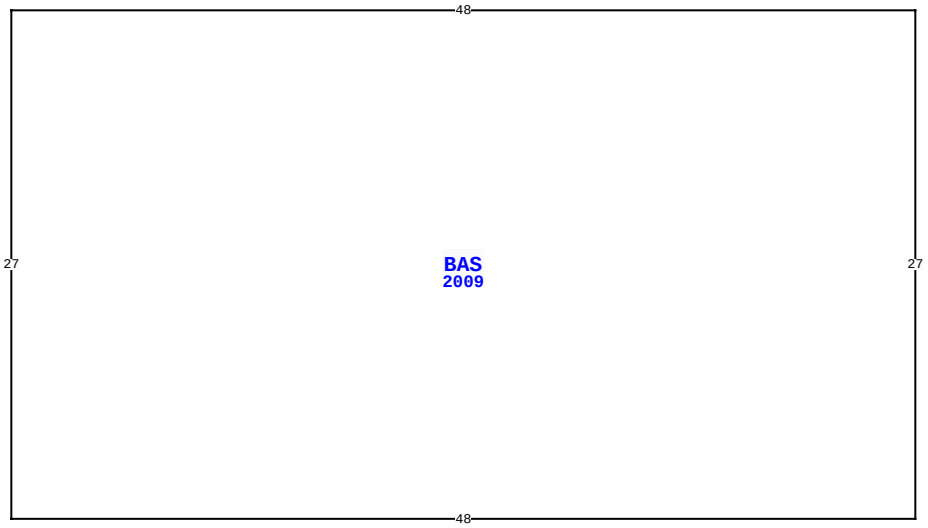
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	71,872
TOTALS	1,296		1,296	71,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,296	152.3600	99.03	128,343	2004	2004	0	0	0	44.00	56.00

2 MH 94NO RP – 0% - 0 Heated Area: 1296 HX Base Yr



13871 US HWY 301, BRYCEVILLE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: SURRENCY DONALD H

GRANTEE: SURRENCY DONALD H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W48 S27 E48 N27$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/12/2019 BY TWA Total Acres: 7.13 Total Land Value: 114,080 Market: 0 Agricultural: 0 Common: 114,080 PRINTED 08/02/2023 BY SYS