IN OR 1880/1340

PICKERING STEPHANIE M/MCGINNIS NANCY M
13506 RAULERSON RD
BRYCEVILLE, FL 32009

**2023**

**28-1N-24-0000-0004-0000**

# 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 | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 90 |
| Interior Floo | 09 | PINE WOOD 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 03 | Quality Level 03 |

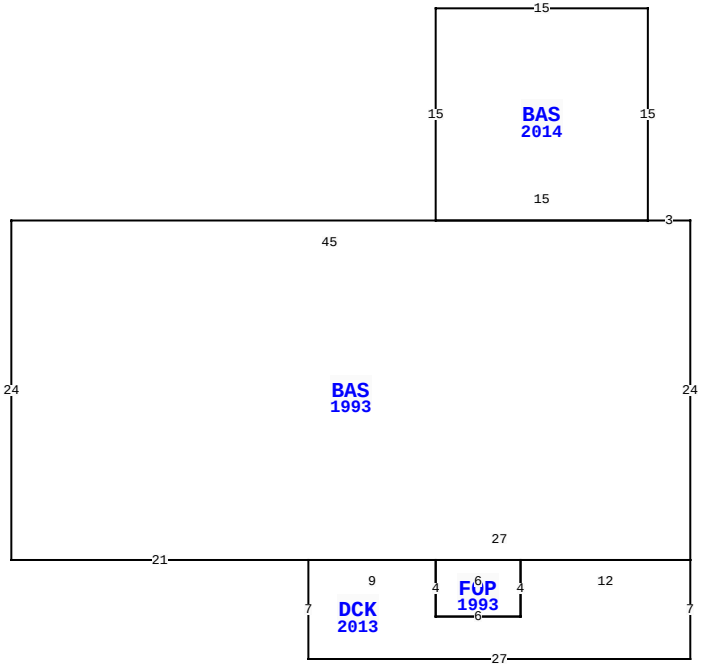
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 81,321 |
| BAS | 225 | 100 | 225 | 15,883 |
| DCK | 165 | 10 | 16 | 1,129 |
| FOP | 24 | 30 | 7 | 494 |
| TOTALS | 1,566 | | 1,400 | 98,828 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,400 | 99.3200 | 89.64 | 125,496 | 1958 | 1966 | 0 | 0 | 0 | 21.25 | 78.75 |

1 SINGLE FAM – 100% - 2002 Heated Area: 1377 HX Base Yr 2002




13506 RAULERSON RD, 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 | | 98,828 |
| TOTAL MARKET OB/XF VALUE | | 7,332 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 186,160 |
| SOH/AGL Deduction | | 110,501 |
| ASSESSED VALUE | | 75,659 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 25,659 |
| TOTAL JUST VALUE | | 186,160 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 159,837 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428234 | ADDITION | 24,815 | 01/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1880/1340 | 9/17/2013 | QC | U | I | 11 | 30,000 |
| GRANTOR: PICKERING STEPHANIE M | | | | | | |
| GRANTEE: PICKERING STEPHANIE | | | | | | |
| 1015/0354 | 10/23/2001 | WD | U | I | 06 | 100 |
| GRANTOR: SUDDUTH DEBORAH K (RO | | | | | | |
| GRANTEE: PICKERING STEPHANIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W3 BAS=[YR=2014] N15 W15 S15 E15$ W45 S24 E21 DCK=[YR=2013] S7E27 N7 W12 FOP=[YR=1993] W6 S4 E6 N4$ S4 W6 N4 W9$ E27 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0681 | POLE SHED | 0 | 100 | 26 | 24 | 624.00 | SF | 15.00 | 15.00 | 100 | 1975 | 1975 | 3 | 20 | 1,872 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 10 | 160.00 | SF | 30.00 | 30.00 | 100 | 2013 | 2013 | 3 | 65 | 3,120 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 2013 | 2013 | 3 | 65 | 2,340 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,332

| 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 | 0007 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 80,000 | | | | | | | |

REVIEW DATE 03/12/2019 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS