



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	20	FACE BRICK 100	0100	01	2,614	108.0960	97.56	255,022	1966	1970	0	0	0	34.60	65.40	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1908													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	04	PLYWOOD 70																											
Interior Wall	05	DRYWALL 30																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2.5	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	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	1,488	100	1,488	94,941																									
BAS	420	100	420	26,798																									
FEP	480	80	384	24,501																									
FGR	462	55	254	16,206																									
FOP	154	30	46	2,935																									
UST	48	45	22	1,403																									
TOTALS	3,052		2,614	166,784																									
EXTRA FEATURES					8091 CR 121, BRYCEVILLE																								
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES												
1	0200	BARN WD 0-	0	100	40	40	1,600.00	SF	20.00	20.00	100	1975	1975	3	20	6,400													
5	0511	GARAGE CB-	0	100	28	24	672.00	SF	40.00	40.00	100	1950	1950	3	20	5,376													
6	0812	CONCRETE C	0	100	0	0	1,247.00	SF	4.00	4.00	100	1966	1966	3	20	998													
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	34	1,190													
8	0681	POLE SHED	0	100	40	28	1,120.00	SF	15.00	15.00	100	1977	1977	3	20	3,360													
9	0351	CARPORT MT	0	100	60	20	1,200.00	SF	10.00	10.00	100	1978	1978	3	20	2,400													
11	0752	USP	0	100	28	12	336.00	SF	11.25	11.25	100	2001	2001	3	30	1,134													
12	0751	UOP	0	100	28	12	336.00	SF	7.50	7.50	100	2001	2001	3	30	756													
13	0350	CARPORT WD	0	100	49	24	1,176.00	SF	8.58	8.58	100	2001	2001	3	20	2,018													
16	0681	POLE SHED	0	100	60	12	720.00	SF	15.00	15.00	100	2002	2002	3	32	3,456													
LAND DESCRIPTION					TOTAL OB/IF 27,088																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	14.00	AC		1.00	1.00	1.00	440.00	440.00	6,160												
3	009910	M	MKT.VAL.AG	0			0.00	0.00	41.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	246,000												
4	005600	A	TIMBER 3 SI	0			0.00	0.00	27.00	AC		1.00	1.00	1.00	410.00	410.00	11,070												
REVIEW DATE 03/09/2020 BY TWA Total Acres: 42.00 Total Land Value: 47,230 Market: 246,000 Agricultural: 17,230 Common: 30,000 PRINTED 08/02/2023 BY SYS																													

STOKES MARY JO/STOKES MARVIN L TRUST ET AL
8091 COUNTY ROAD 121
BRYCEVILLE, FL 32009

29-1S-23-0000-0005-0000

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