W 165 FT OF E 2145 FT OF
N1/2 OF NW1/4
IN OR 2002/625

PATILLO CONSTANCE S
8065 COVENANT FARMS
BRYCEVILLE, FL 32009

2023

29-1S-24-0000-0003-0120

BUILDING CHARACTERISTICS

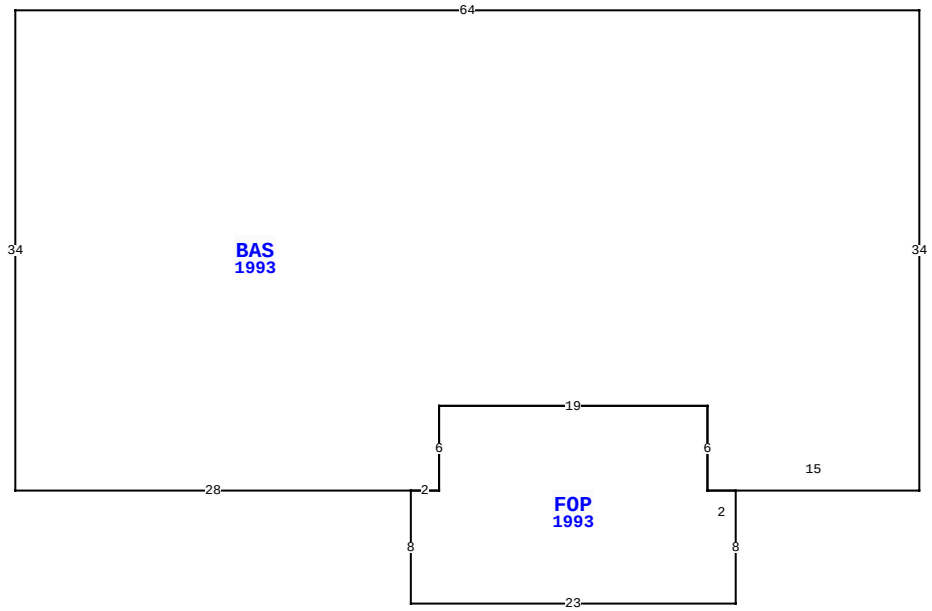
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,062	100	2,062	160,339
FOP	298	30	89	6,921
TOTALS	2,360		2,151	167,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	120.5890	108.83	234,093	1981	1981	0	0	0	28.55	71.45

1 SINGLE FAM – 100% - 2016 Heated Area: 2062 HX Base Yr 2016



8065 COVENANT FARM LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		167,259
TOTAL MARKET OB/XF VALUE		54,576
TOTAL LAND VALUE - MARKET		121,250
TOTAL MARKET VALUE		343,085
SOH/AGL Deduction		157,761
ASSESSED VALUE		185,324
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,324
TOTAL JUST VALUE		343,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/0625	9/04/2015	WD	Q	I	02	207,500
GRANTOR: BRISCOE TAMARA						
GRANTEE: PATILLO CONSTANCE S						
0545/0915	6/16/1988	WD	Q	I		117,500
GRANTOR: MILLER VICKI REDDISH						
GRANTEE: RODDENBERRY MORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S34 E28 FOP=[YR=1993] S8 E23 N8 W2 N6 W19 S6 W2 $ E2 N6 E19 S6 E15 N34 $.

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	0680	POLE SHED	0	100	31	18	558.00	SF	10.00	10.00	100	1990	1990	3	20	1,116	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	1991	1991	3	20	682	
4	0812	CONCRETE C	0	100	0	0	6,352.00	SF	4.00	4.00	100	1985	1985	3	49.5	12,577	
5	0532	STBL WD FL	0	100	39	30	1,170.00	SF	50.00	50.00	100	2004	2004	3	40	23,400	
6	0681	POLE SHED	0	100	10	30	300.00	SF	15.00	15.00	100	1997	1997	3	26	1,170	
7	0681	POLE SHED	0	100	36	11	396.00	SF	15.00	15.00	100	2003	2003	3	36	2,138	
8	0911	SCRN RM A	0	100	30	20	600.00	SF	19.25	19.25	100	2003	2003	3	22	2,541	
9	0511	GARAGE CB-	0	100	18	17	306.00	SF	20.00	20.00	100	2007	2007	3	89	5,447	
10	0940	SHEDS/PORT	0	100	18	9	162.00	SF	30.00	30.00	100	1991	1991	3	20	972	

TOTAL OB/XF 51,846

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	0006	OR	0.00	0.00	4.85	AC		1.00	1.00	1.00	25,000.00	25,000.00	121,250							

REVIEW DATE 03/02/2020 BY TWA Total Acres: 4.85 Total Land Value: 121,250 Market: 0 Agricultural: 0 Common: 121,250 PRINTED 08/02/2023 BY SYS

W 165 FT OF E 2145 FT OF
N1/2 OF NW1/4
IN OR 2002/625

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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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
TOTALS				

MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	100	30	10	300.00	SF	17.50	17.50	100	2007	2007	3	52	2,730	

LAND DESCRIPTION

TOTAL OB/XF 2,730

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 03/02/2020 BY TWA Total Acres: 4.85 Total Land Value: 121,250 Market: 0 Agricultural: 0 Common: 121,250 PRINTED 08/02/2023 BY SYS