PT OF GOVT LOT 1
IN OR 2584/1750

JOHNSON BENITA EVETTE
7514 CR 121
BRYCEVILLE, FL 32009

2023

32-1S-23-0000-0001-0030

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

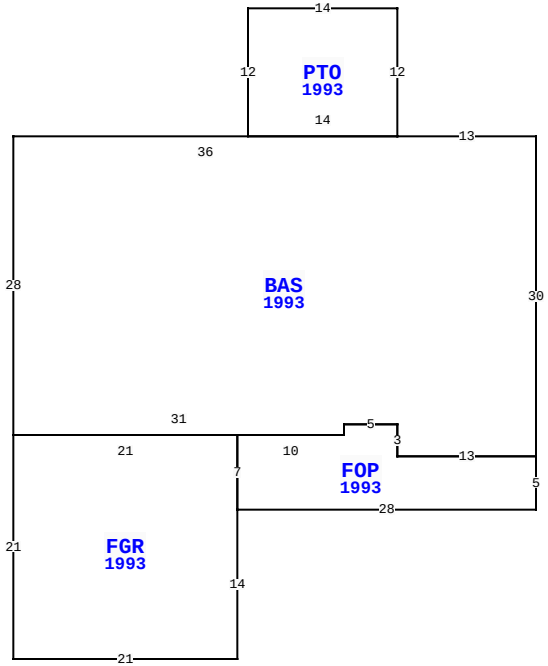
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,393	100	1,393	173,107
FGR	441	55	243	30,197
FOP	175	30	52	6,462
PTO	168	5	8	994
TOTALS	2,177		1,696	210,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,696	115.0000	136.56	231,606	1993	2010	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 2023 Heated Area: 1393 HX Base Yr



7514 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	210,761
TOTAL MARKET OB/XF VALUE	5,175
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	245,936
SOH/AGL Deduction	0
ASSESSED VALUE	245,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,936
TOTAL JUST VALUE	245,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414129	REPAIR/RRF	0	10/01/2014
93501	NEW CONSTR	61,850	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2584/1750	8/16/2022	WD	Q	I	01	325,000
GRANTOR: STRAND JANET						
GRANTEE: JOHNSON BENITA EVET						
2487/1592	8/12/2021	SW	U	I	18	203,000
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: STRAND JANET & RICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 PTO=[YR=1993] N12 W14 S12 E14$ W36 S28
FGR=[YR=1993] S21 E21 N14 FOP=[YR=1993] E28 N5 W13 N3 W5 S1
W10 S7$ N7W21$ E31 N1 E5 S3 E13 N30$.

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	0812	CONCRETE C	0	0	0	0	1,384.00	SF	4.00	4.00	100	1993	1993	3	68	3,764	
4	0510	GARAGE WD-	0	0	18	14	252.00	SF	28.00	28.00	100	1993	1993	3	20	1,411	

LAND DESCRIPTION

TOTAL OB/XF 5,175

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS