PT GOVT LOTS 1,2 & 3 OF
SEC 32-1S-23E & PT JOHN MIZZEL
GRANT SEC 37-1S-23E IN

BENNETT ROBERT G & TERESA JANE L/E/
7578 CR 121
BRYCEVILLE, FL 32009

2023

32-1S-23-0000-0001-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

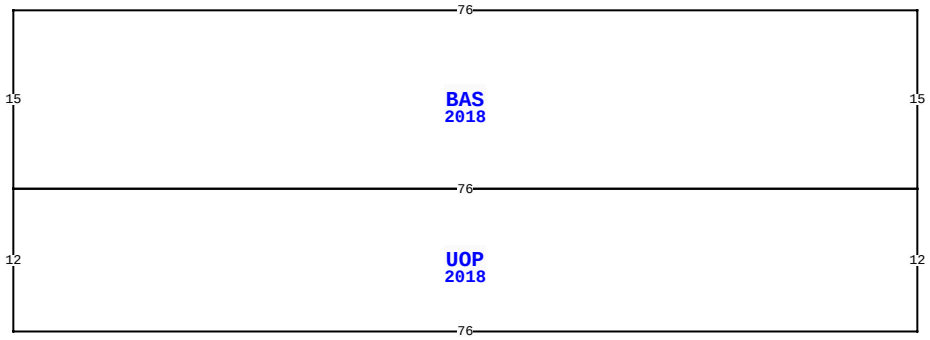
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	43,420
UOP	912	25	228	8,684
TOTALS	2,052		1,368	52,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,368	127.3800	82.80	113,270	1999	1999	0	0	0	54.00	46.00

1 MH 94NO RP – 0% - 0 Heated Area: 1140 HX Base Yr



1920 BRANDY BRANCH CHURCH PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/04/2021 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	52,104
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	179,530
TOTAL MARKET VALUE	85,331
SOH/AGL Deduction	25,561
ASSESSED VALUE	59,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,770
TOTAL JUST VALUE	231,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003340	CO ISSUED	0	04/03/2018
18001170	MH MOVE-ON	0	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/0954	6/18/2014	WD	U	V	30	100

GRANTOR: BENNETT TERESA JANE E

GRANTEE: BENNETT ROBERT GENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S15 UOP=[YR=2018] S12 E76 N12 W76$ E76 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	7.87	AC		1.00	1.00	1.00	410.00	410.00	3,227							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	7.87	AC		1.00	1.00	1.00	19,000.00	19,000.00	149,530							

REVIEW DATE 07/17/2018 BY TWX Total Acres: 8.87 Total Land Value: 33,227 Market: 149,530 Agricultural: 3,227 Common: 30,000 PRINTED 08/02/2023 BY SYS