

E1/2 OF NE1/4 OF SE1/4 &
PT OF NE1/4 R622072
IN OR 578/122 & OR 578/126

STONE CARROLL & DIXIE
12974 HOSS PLACE
BRYCEVILLE, FL 32009

2023

33-1N-24-0000-0001-0020



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 6														
Exterior Wall	20	FACE BRICK 100	0900	01	2,569	92.4480	109.78	282,025	1998	1998	0	0	0	18.00	82.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2007														Heated Area: 2015												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2007												
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																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
DOR CODE			5000	IMPROVED AG																									
MAP NUM				MKT AREA													08												
NEIGHBORHOOD/LOC			8001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,015	100	2,015	181,390																									
FGR	744	55	409	36,818																									
FOP	180	30	54	4,861																									
FSP	228	40	91	8,192																									
TOTALS			3,167	2,569	231,260																								
EXTRA FEATURES					12974 HOSS PL, BRYCEVILLE																								
L N	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												
12	0811	CONCRETE B	0	100	40	22	880.00	SF	5.20	5.20	100	2000	2000	3	80	3,661													
13	0300	BOAT DCK W	0	100	0	0	368.00	SF	40.00	40.00	100	2000	2000	3	29	4,269													
14	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	20	40													
15	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2000	2000	3	29	5,846													
16	0811	CONCRETE B	0	0	28	26	728.00	SF	5.20	5.20	100	2002	2002	3	83	3,142													
17	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600													
18	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905													
19	0351	CARPORT MT	0	100	60	24	1,440.00	SF	7.50	7.50	100	2003	2003	3	22	2,376													
26	0351	CARPORT MT	0	100	40	22	880.00	SF	6.30	6.30	100	2010	2010	3	50	2,772													
LAND DESCRIPTION																		TOTAL OB/XF 25,611											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	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	52.06	AC		1.00	1.00	1.00	440.00	440.00	22,906												
3	005902	A	HARDWOOD SI	0			0.00	0.00	10.26	AC		1.00	1.00	1.00	175.00	175.00	1,796												
4	005970	A	AGRI-POND	0			0.00	0.00	0.89	AC		1.00	1.00	1.00	70.00	70.00	62												
5	005300	A	CROPLAND 3	0			0.00	0.00	0.75	AC		1.00	1.00	1.00	400.00	400.00	300												
6	005600	A	TIMBER 3 SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	410.00	410.00	4,100												
REVIEW DATE 03/05/2020 BY TWA Total Acres: 74.96 Total Land Value: 59,164 Market: 332,820 Agricultural: 29,164 Common: 30,000 PRINTED 08/02/2023 BY SYS																													

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