IN OR 919 PG 731

SHOULTZ ANTHONY A & EVANGELINE
13080 SIX SISTERS WAY
BRYCEVILLE, FL 32009-1233

2023

33-1N-24-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	05	Quality Level 05

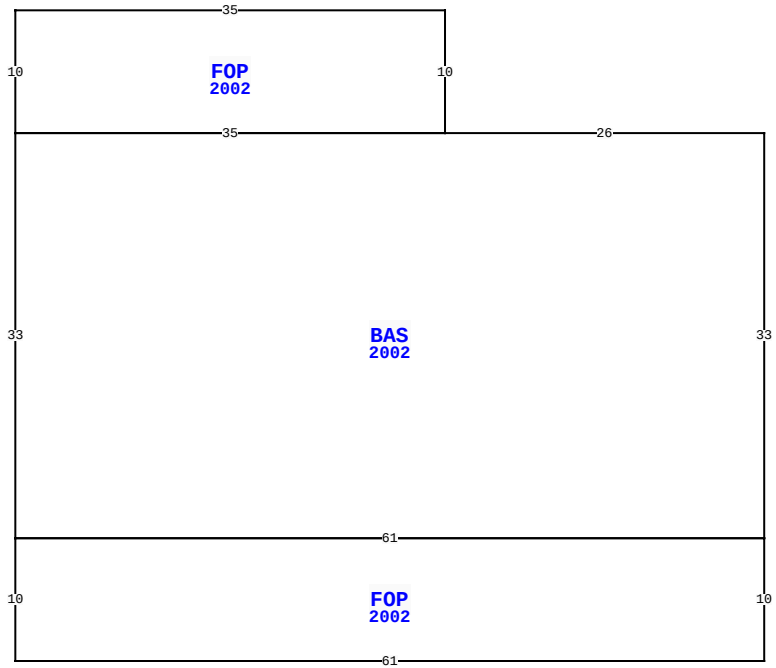
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2,013	237,025
FOP	350	30	105	12,363
FOP	610	30	183	21,548
TOTALS	2,973		2,301	270,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,301	110.1716	130.83	301,040	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 1996 Heated Area: 2013 HX Base Yr 1996



13080 SIX SISTERS WAY, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		284,682
TOTAL MARKET OB/XF VALUE		4,575
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		369,257
SOH/AGL Deduction		207,161
ASSESSED VALUE		162,096
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,096
TOTAL JUST VALUE		369,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631628	CARPORT	17,543	02/01/2016
E018874	NEW CONSTR	2,500	12/01/2001
5486	H/AC	0	11/01/2001
B0107894	NEW CONSTR	102,540	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0919/0731	2/09/2000	QC	U	I	01	100
GRANTOR: COLLINS DANIEL & BEVE						
GRANTEE: SHOULTZ ANTHONY & E						
0741/1785	10/18/1995	WD	U	V	01	100
GRANTOR: COLLINS DANIEL & BEVE						
GRANTEE: SHOULTZ ANTHONY & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W26 FOP=[YR=2002] N10 W35 S10 E35 $ W35 S33
FOP=[YR=2002] S10 E61 N10 W61 $ E61 N33 $.

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	100	0	0	1,330.00	SF	4.00	4.00	100	2004	2004	3	86	4,575	

LAND DESCRIPTION

TOTAL OB/XF 4,575

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	000100	C	SFR	100	0007		0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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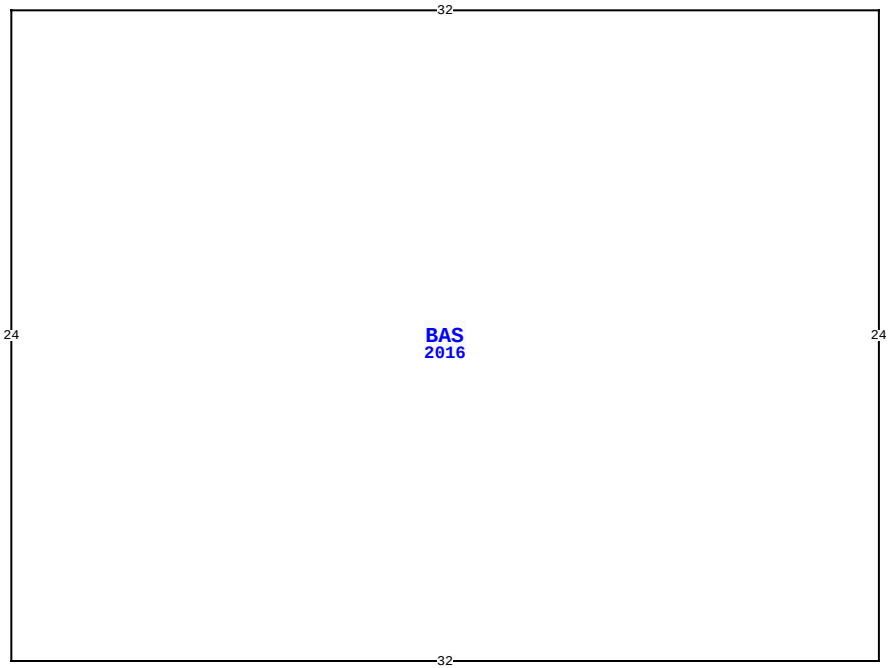
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	13,746
TOTALS	768		768	13,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	54.3950	19.04	14,623	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 1996 Heated Area: 768 HX Base Yr 1996



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0741/1785	10/18/1995	WD	U	V	01	100
GRANTOR: COLLINS DANIEL & BEVE						
GRANTEE: SHOULTZ ANTHONY & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W32 S24 E32 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/17/2022 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS