LOT 24
IN OR 1091/1223
THE PINES PB 5/78 & 79

HARTIN ALLEN & DIANE
12696 US HIGHWAY 301
BRYCEVILLE, FL 32009-1942

2023

33-1N-24-2050-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

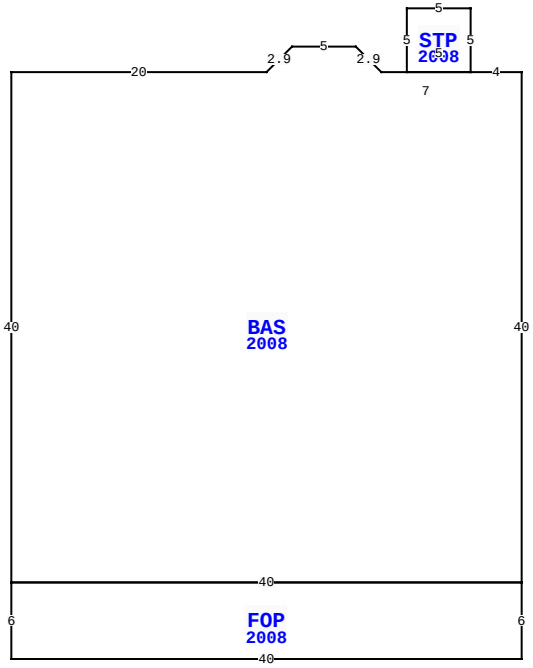
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	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	1,614	100	1,614	177,891
FOP	240	30	72	7,935
STP	25	10	2	221
TOTALS	1,879		1,688	186,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,688	99.2700	117.88	198,981	2008	2008	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2009 Heated Area: 1614 HX Base Yr 2009



12696 US HWY 301, 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		186,047
TOTAL MARKET OB/XF VALUE		10,321
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		226,368
SOH/AGL Deduction		114,765
ASSESSED VALUE		111,603
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,603
TOTAL JUST VALUE		226,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24348	ADDITION	5,567	02/01/2011
R11169	REPAIR/RRF	1,500	04/01/2008
B19773	NEW CONSTR	0	08/01/2007
C19773	CO ISSUED	0	08/01/2007
M13240	MECH OTHER	0	08/01/2007
P12525	OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1091/1223	11/01/2002	WD	Q	V		16,000

GRANTOR: BILLINGS JOSEPH & GAI
GRANTEE: HARTIN ALLEN & DIAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 STP=[YR=2008] N5 W5 S5 E5 $ W7 U2 L2 W5 L2 D2 W20 S40 FOP=[YR=2008] S6 E40 N6 W40$ E40 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	28.00	28.00	100	2009	2009	3	60	4,301	
3	0350	CARPORT WD	0	100	16	16	256.00	SF	9.36	9.36	100	2009	2009	3	45	1,078	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	2011	2011	3	55	1,687	

LAND DESCRIPTION

TOTAL OB/XF 10,321

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	0004	OR	181.00	254.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS