

LOT 8
EX R/W CASE #03-319-CA
THE PINES #2 PB 5/128-129

KING DALE & JENNA
12727 US HWY 301
BRYCEVILLE, FL 33209

2023

33-1N-24-2051-0008-0000



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 1 6																																												
Exterior Wall	10	ABOVE AVG 100	0900	01	1,558	107.3142	127.44	198,552	2008	2008	0	0	6.50	93.50	VALUATION BY STANDARD																																												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021												Heated Area: 1261												HX Base Yr 2021																																
Roof Cover	12	MODULAR MT 100													Tax Group: 6												Tax Dist:																																
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												185,646																																
Interior Floo	14	CARPET 70													TOTAL MARKET OB/XF VALUE												13,508																																
Interior Floo	11	CLAY TILE 30													TOTAL LAND VALUE - MARKET												37,200																																
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												236,354																																
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												88,626																																
Bedrooms	3	100													ASSESSED VALUE												147,728																																
Bathrooms	2	100													TOTAL EXEMPTION VALUE												HX HB 50,000																																
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												97,728																																
Stories	1.	1. 100													TOTAL JUST VALUE												236,354																																
Units	0	100	NCON VALUE												0																																												
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												182,564																																
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	1,261	100	1,261	150,256																																																							
FGR	460	55	253	30,146																																																							
FOP	15	30	4	477																																																							
UOP	200	20	40	4,767																																																							
TOTALS															1,936															1,558															185,646														
EXTRA FEATURES															12727 US HWY 301, BRYCEVILLE															BLD DATE 12/12/2008 JH LGL DATE 06/13/2023 MLU																													
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																																											
2	0940	SHEDS/PORT	0	100	10	20			200.00	SF	30.00	2008	2008	3	40	2,400																																											
3	0681	POLE SHED	0	100	12	19			228.00	SF	15.00	2008	2008	3	56	1,915																																											
4	0811	CONCRETE B	0	100	0	0			502.00	SF	5.20	2008	2008	3	90	2,349																																											
6	0351	CARPORT MT	0	100	56	20			1,120.00	SF	6.30	2008	2021	3	97	6,844																																											
LAND DESCRIPTION																	TOTAL OB/XF 13,508																																										
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	000100	C	SFR	100	0004	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,200																																										
REVIEW DATE 01/07/2022 BY TWX Total Acres: 1.24 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 08/02/2023 BY SYS																																																											