LOT 10
IN OR 2248/1909
EX R/W OR 1001/828

PETERS DANIEL C JR
13327 US HWY 301
BRYCEVILLE, FL 32009

2023

33-1N-24-2052-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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

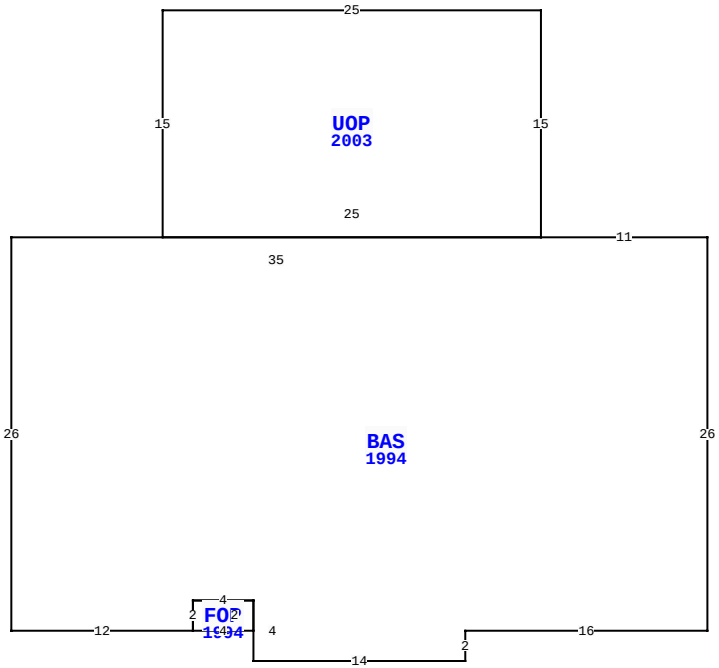
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	158,657
FOP	8	30	2	261
UOP	375	20	75	9,786
TOTALS	1,599		1,293	168,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,293	112.6944	133.82	173,029	1994	2016	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 1216 HX Base Yr



13327 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	168,703
TOTAL MARKET OB/XF VALUE	723
TOTAL LAND VALUE - MARKET	32,100
TOTAL MARKET VALUE	201,526
SOH/AGL Deduction	15,704
ASSESSED VALUE	185,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,822
TOTAL JUST VALUE	201,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941127	NEW CONSTR	65,036	10/01/1994
M94676	H/AC	1,800	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1909	1/14/2019	WD	Q	I	01	185,000
GRANTOR: PAINTER KEVIN WADE						
GRANTEE: PETERS DANIEL C JR						
1978/1109	5/06/2015	WD	U	I	37	68,400
GRANTOR: TURRA MELISSA						
GRANTEE: PAINTER KEVIN WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W11 UOP=[YR=2003] N15 W25 S15 E25$ W35 S26 E12
FOP=[YR=1994] E4 N2 W4 S2$ N2 E4 S4 E14 N2 E16 N26$.

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	0850	PEBBLE WLK	0	0	3	52	156.00	SF	3.50	3.50	100	1994	1994	3	70	382	
2	0810	CONCRETE A	0	0	3	25	75.00	SF	6.50	6.50	100	1994	1994	3	70	341	

LAND DESCRIPTION

TOTAL OB/XF 723

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	0	0004	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,100							

REVIEW DATE 01/03/2020 BY TWX Total Acres: 1.07 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 08/02/2023 BY SYS