PT OF GOVT LOT 6
R277936
IN OR 1792/1

PATROI GEORGE/PATROI MARIA
6713 CR 121
BRYCEVILLE, FL 32009

2023

33-1S-23-0000-0004-0050

BUILDING CHARACTERISTICS

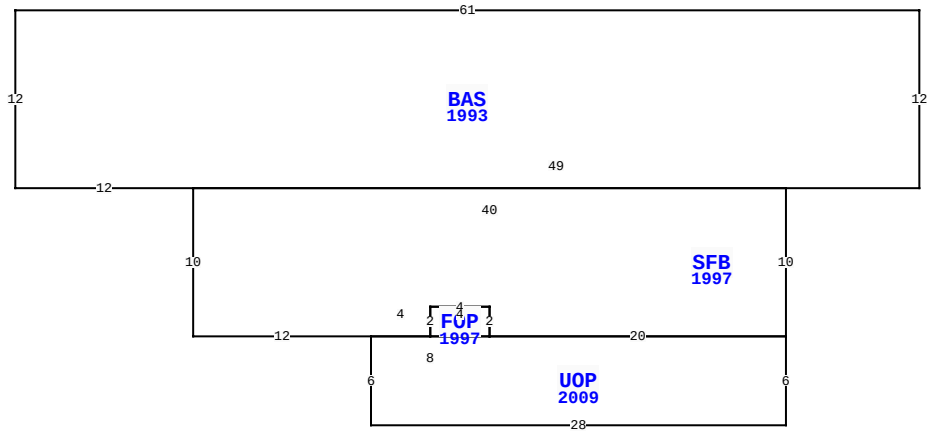
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	01	MINIMUM 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	12,948
FOP	8	30	2	35
SFB	392	80	314	5,554
UOP	168	25	42	743
TOTALS	1,300		1,090	19,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,090	90.7000	58.96	64,266	1974	1980	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2023 Heated Area: 1046 HX Base Yr 2023



6713 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		19,280
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		63,380
SOH/AGL Deduction		0
ASSESSED VALUE		63,380
TOTAL EXEMPTION VALUE	HX HB	38,380
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		63,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1792/0001	4/28/2012	QC	U	I	11	100
GRANTOR: PATROI GEORGE						
GRANTEE: PATROI GEORGE & MAR						
1088/0602	10/17/2002	QC	U	I	01	18,500
GRANTOR: BIBART VIORICA						
GRANTEE: PATROI GEORGE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S12 E12 SFB=[YR=1997] S10 E12
UOP=[YR=2009] S6 E28 N6 W20 FOP=[YR=1997] N2 W4 S2 E4$ W8$ E4 N2 E4 S2 E20 N10 W40$ E49 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	44,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.47 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/02/2023 BY SYS