

PT OF LOT 1 S-6 S-7 & S-10
IN OR 1852/800
EX S-13 S-14 & S-20

THORNTON JUDY A
14304 US HWY 301
BRYCEVILLE, FL 32009

2023

37-1N-24-2220-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	06	DIST 1D 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	2,332	100	2,332	218,985
FGR	713	55	392	36,811
FOP	39	30	12	1,127
FOP	215	30	64	6,010
TOTALS	3,299		2,800	262,933

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
5	0812	CONCRETE C	0	100	0	0	1,158.00	SF	4.00	4.00	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
7	0511	GARAGE CB-	0	100	40	30	1,200.00	SF	40.00	40.00	
8	0680	POLE SHED	0	100	40	21	840.00	SF	7.00	7.00	
9	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00	85.00	
10	0845	KOOL DECK	0	100	0	0	595.00	SF	7.25	7.25	
11	0810	CONCRETE A	0	100	28	13	364.00	SF	6.50	6.50	
12	0462	ST/AL FNC	0	100	182	4	728.00	SF	10.00	10.00	
13	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,800	95.5584	113.48	317,744	1999	1999	0	0	0 17.25	82.75
1 SNGL FAM - 100% - 2014 Heated Area: 2332 HX Base Yr 2014											
14304 US HWY 301, BRYCEVILLE											
BLD DATE: 06/13/2023 MLU											
XF DATE: 06/13/2023 MLU											
INC DATE: 06/13/2023 MLU											

TOTAL OB/XF											
94,653											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						262,933					
TOTAL MARKET OB/XF VALUE						94,653					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						417,586					
SOH/AGL Deduction						222,765					
ASSESSED VALUE						194,821					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						144,821					
TOTAL JUST VALUE						417,586					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						329,400					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429059	20X40BARN	16,992	07/01/2014
B1429060	FIBERGLASS	20,000	07/01/2014
E0017265	GARAGE	700	09/01/2000
5257	NEW CONSTR	10,608	10/24/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1852/0800	4/15/2013	WD	Q	I	02	165,300
GRANTOR: WINSLOW DARREN R & JE						
GRANTEE: THORNTON JUDY A						
1671/0090	3/17/2010	WD	Q	I	01	218,000
GRANTOR: HILL THOMAS A SR & BL						
GRANTEE: WINSLOW DARREN R &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W7 S3 W4 S5 W7 FOP=[YR=1999] W23 S12 E12 N3 E4 N4 E7 N5\$ S5 W7 S4 W4 S3 W12 N12 W21 S42 E21 FOP=[YR=1999] S3 E7 N6 W6 S3 W1\$ E1 N3 E6 S3 E11 FGR=[YR=1999] S26 E23 N31 W23 S5\$ N5 E23 N45\$.											