S-13 S-14 & S-20 OF LOT 1
IN OR 1646/318
EX R/W FEE SIMPLE LIMITED

ADAMS CECIL
14236 US HWY 301
BRYCEVILLE, FL 32009

2023

37-1N-24-2220-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 08

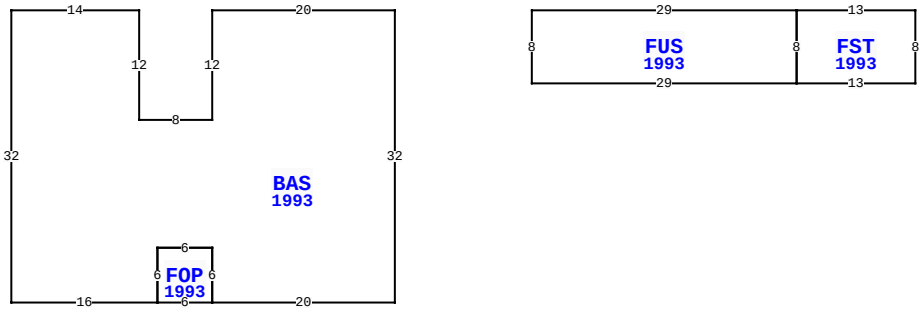
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	1,212	134,434
FOP	36	30	11	1,220
FST	104	55	57	6,323
FUS	232	100	232	25,733
TOTALS	1,584		1,512	167,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,512	109.2500	129.73	196,152	1983	1993	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2010 Heated Area: 1444 HX Base Yr 2010



14236 US HWY 301, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

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	1985	1985	3	60	2,100	
3	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1987	1987	3	20	3,360	
4	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1988	1988	3	57	14,227	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		167,710
TOTAL MARKET OB/XF VALUE		19,687
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		217,397
SOH/AGL Deduction		116,813
ASSESSED VALUE		100,584
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,584
TOTAL JUST VALUE		217,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016502	11 WINDOWS	23,053	11/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1646/0318	10/16/2009	WD	Q	I	01	131,500
GRANTOR: HILL THOMAS A SR & BL						
GRANTEE: ADAMS CECIL						
1521/1293	8/27/2007	WD	U	I	01	72,500
GRANTOR: HILL THOMAS A JR & MA						
GRANTEE: HILL THOMAS A SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S12 W8 N12 W14 S32 E16 FOP=[YR=1993] E6 N6 W6 S6$ N6 E6 S6 E20 N32$ PTR=E15 FUS=[YR=1993] E29 FST=[YR=1993] E13 S8 W13 N8$ S8 W29 N8$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 19,687

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		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/11/2022 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS