PT OF LOT 2 (S-11)
IN OR 1285/647
J H WHITTEMORE HEIRS SUB

PIKE CALVIN R & NAOMI
14165 ROLLO DRIVE
BRYCEVILLE, FL 32009

2023

37-1N-24-2220-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

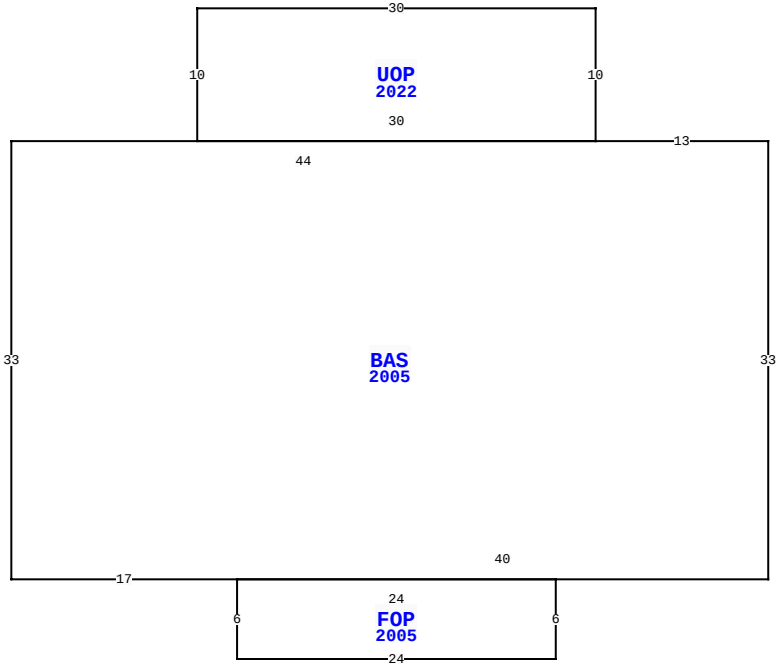
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,881	100	1,881	166,528
FOP	144	30	43	3,807
UOP	300	20	60	5,312
TOTALS	2,325		1,984	175,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,984	106.6240	96.23	190,920	2005	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1881 HX Base Yr 2006



14165 ROLLO DR, 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		175,646
TOTAL MARKET OB/XF VALUE		25,595
TOTAL LAND VALUE - MARKET		55,440
TOTAL MARKET VALUE		256,681
SOH/AGL Deduction		114,170
ASSESSED VALUE		142,511
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,511
TOTAL JUST VALUE		256,681
NCON VALUE		6,639
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14973	NEW CONSTR	125,560	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1668	10/17/2006	QC	U	I	06	100
GRANTOR: FLORIDA TITLE COMPANY						
GRANTEE: PIKE CALVIN R & NAO						
1285/0647	1/04/2005	WD	Q	V		26,000
GRANTOR: KENDALE INC						
GRANTEE: PIKE CALVIN R & NAO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 UOP=[YR=2022] N10 W30 S10 E30$ W44 S33 E17
FOP=[YR=2005] S6 E24 N6 W24 $ E40 N33 $.

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	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2007	2007	3	89	278	
2	0811	CONCRETE B	0	100	0	0	1,048.00	SF	5.20	5.20	100	2007	2007	3	89	4,850	
3	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2007	2007	3	52	1,872	
4	0680	POLE SHED	0	100	24	16	384.00	SF	10.00	10.00	100	2007	2007	3	52	1,997	
5	0510	GARAGE WD-	0	100	24	38	912.00	SF	35.00	35.00	100	2007	2007	3	52	16,598	

LAND DESCRIPTION

TOTAL OB/XF 25,595

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		OR	0.00	0.00	2.64	AC		1.00	1.00	0.70	30,000.00	21,000.00	55,440							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 2.64 Total Land Value: 55,440 Market: 0 Agricultural: 0 Common: 55,440 PRINTED 08/02/2023 BY SYS