IN OR 139 PG 516
1/5 HX INT

PORTER MABLE E EST
7240 CR 121
BRYCEVILLE, FL 32009

2023

37-1S-23-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

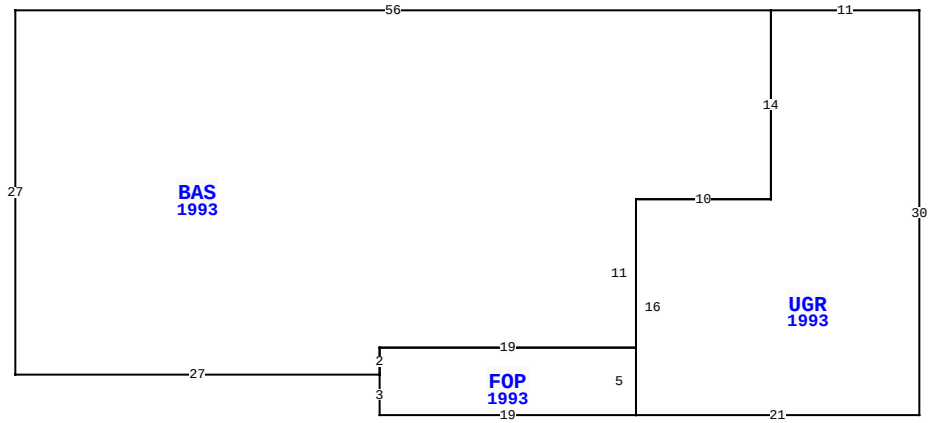
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	84,307
FOP	95	30	28	1,756
UGR	490	45	220	13,800
TOTALS	1,929		1,592	99,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,592	117.8100	106.32	169,261	1960	1960	0	0	0	41.00	59.00

1 SINGLE FAM – 0% - 0 Heated Area: 1344 HX Base Yr



7240 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	99,864
TOTAL MARKET OB/XF VALUE	520
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	130,384
SOH/AGL Deduction	0
ASSESSED VALUE	130,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,384
TOTAL JUST VALUE	130,384
NCON VALUE	18,670
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5628	CHNGE SRVC	425	01/11/1989
2874	H/AC	2,800	01/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0139/0516	1/01/1973	WD	Q	I		10,000
GRANTOR:						
GRANTEE:						
0139/0516	1/01/1973	WD	U	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W11 BAS=[YR=1993] W56 S27 E27 FOP=[YR=1993] S3 E19 N5 W19 S2 $ N2 E19 N11 E10 N14$ S14 W10 S16 E21 N30 $.

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	0	0	0	400.00	SF	6.50	6.50	100	1960	1960	3	20	520	

LAND DESCRIPTION

TOTAL OB/XF 520

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

REVIEW DATE 02/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS