PT OF GOVT LOT 6 SEC 33-1S-23E
& PT OF JOHN MIZELL GRANT
SEC 37-1S-23E IN OR 2313/1404

WILSON JOHN H JR & KATRINA F
6142 SADDLEBEND PLACE
BRYCEVILLE, FL 32009

2023

37-1S-23-0000-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

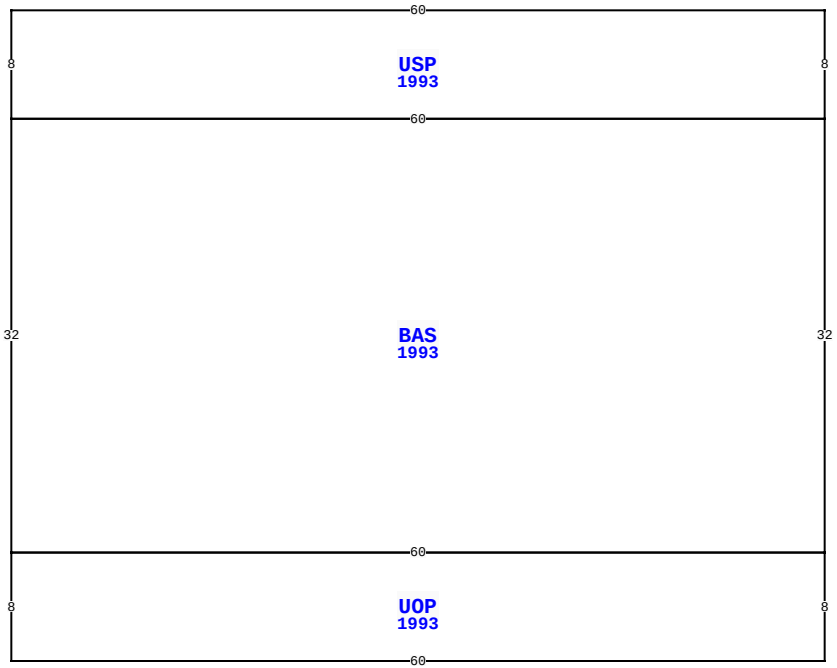
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	194,557
UOP	480	20	96	9,728
USP	480	30	144	14,592
TOTALS	2,880		2,160	218,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,160	95.3442	113.22	244,555	1986	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2020 Heated Area: 1920 HX Base Yr 2020



6142 SADDLEBEND PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		218,877
TOTAL MARKET OB/XF VALUE		33,670
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		440,047
SOH/AGL Deduction		217,418
ASSESSED VALUE		222,629
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,629
TOTAL JUST VALUE		440,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002679	CO ISSUED	0	03/26/2020
B985297	SWIM POOL	12,000	08/01/1998
8103	XFOB	3,456	05/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/1404	10/15/2019	WD	Q	I	01	345,000
GRANTOR: JANSSEN DRUCILLA						
GRANTEE: WILSON JOHN H JR &						
2196/1141	5/14/2018	QC	U	I	11	100
GRANTOR: JANSSEN DRUCILLA & JA						
GRANTEE: JANSSEN DRUCILLA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W60 S8 BAS=[YR=1993] S32 UOP=[YR=1993] S8 E60 N8 W60$ E60 N32 W60$ E60 N8$.

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	0200	BARN WD 0-	0	100	30	31	930.00	SF	15.00	15.00	100	1985	1985	3	20	2,790	
2	0511	GARAGE CB-	0	100	20	40	800.00	SF	40.00	40.00	100	1980	1980	3	35	11,200	
3	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1992	1992	3	20	1,498	
7	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1998	1998	3	23	8,798	
8	0845	KOOL DECK	0	100	0	0	200.00	SF	7.25	7.25	100	1998	1998	3	77	1,117	
9	0350	CARPORT WD	0	100	28	20	560.00	SF	9.75	9.75	100	2000	2000	3	20	1,092	
10	0751	UOP	0	100	18	10	180.00	SF	7.50	7.50	100	2000	2000	3	29	392	
11	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	3	100	6,000	
12	0681	POLE SHED	0	100	30	8	240.00	SF	11.25	11.25	100	2000	2000	3	29	783	

LAND DESCRIPTION

TOTAL OB/XF 33,670

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	0007	OR	0.00	0.00	12.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	187,500							

REVIEW DATE 12/03/2020 BY TW Total Acres: 12.50 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS