



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	213,253
FGR	484	55	266	28,707
FOP	47	30	14	1,511
FOP	160	30	48	5,180
TOTALS	2,667		2,304	248,651

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,566.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0861	POOL GUNIT	0	100	20	10	200.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	1,076.00	SF	7.25	7.25	
5	0910	SCRN RM L	0	100	44	29	1,276.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,304	93.1392	116.42	268,232	2004	2009	0	0	7.30	92.70
1 SNGL FAM - 100% - 2022 Heated Area: 1976 HX Base Yr 2022											
32045 WHITE TAIL CT, BRYCEVILLE											

TOTAL OB/XF											
32,539											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		264,433	
TOTAL MARKET OB/XF VALUE		32,539	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		326,972	
SOH/AGL Deduction		111,315	
ASSESSED VALUE		215,657	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		165,657	
TOTAL JUST VALUE		326,972	
NCON VALUE		15,782	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011141	GARAGE	36,921	08/23/2021
19006066	REPAIR/RRF	17,240	06/07/2019
B12635	NEW CONSTR	0	12/01/2004
W04257	NEW CONSTR	0	01/03/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2454/1620	4/19/2021	WD	Q	I	01
GRANTOR: SORENSEN CHARLES F &					
GRANTEE: JOHNSON MAX & JENNI					
1763/0861	10/31/2011	QC	U	I	11
GRANTOR: SORENSEN CHARLES F &					
GRANTEE: SORENSEN CHARLES F					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W15 FOP=[YR=2004] N8 W22 S8 E12 N2 E8 S2 E2\$ W2 N2 W8 S2 W30 S36 E14 FOP=[YR=2004] S3 E9 N3 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E12 FGR=[YR=2004] S22 E22 N22 W22\$ E22 N36\$.											

JOHNSON MAX &/JOHNSON JENNIFER
32045 WHITE TAIL CT
BRYCEVILLE, FL 32009

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		25		MOD METAL 100		6500		01		720		63.2500		22.14		15,941		2023		2023		0		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		2		GARAGE RES - 100% - 2024								Heated Area: 720																Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					264,433				
Interior Wall		07		NONE 100																												TOTAL MARKET OB/XF VALUE					32,539				
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					38,000				
Air Condition		01		NONE 100																												TOTAL MARKET VALUE					326,972				
Heating Type		01		NONE 100																												SOH/AGL Deduction					111,315				
Bedrooms				0 100																												ASSESSED VALUE					215,657				
Bathrooms				0 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame		05		STEEL 100																												BASE TAXABLE VALUE					165,657				
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