



| BUILDING CHARACTERISTICS |      |                  |
|--------------------------|------|------------------|
| ELEMENT                  | CD   | CONSTRUCTION     |
| Exterior Wall            | 12   | CEDAR 60         |
| Exterior Wall            | 20   | FACE BRICK 40    |
| Roof Structur            | 03   | GABLE/HIP 100    |
| Roof Cover               | 03   | COMP SHNGL 100   |
| Interior Wall            | 04   | PLYWOOD 50       |
| Interior Wall            | 05   | DRYWALL 50       |
| Interior Floo            | 11   | CLAY TILE 90     |
| Interior Floo            | 14   | CARPET 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            |
| BUD8 Adjustme            | 06   | DIST 1D 100      |
| Occupancy                | 00   | NONE 100         |
| Quality                  | 03   | Quality Level 03 |
| DOR CODE                 | 0100 | SINGLE FAMILY    |
| MAP NUM                  |      | MKT AREA 08      |
| NEIGHBORHOOD/LOC         |      | 8011.00          |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,292            | 100         | 1,292        | 109,204              |
| BAS       | 594              | 100         | 594          | 50,207               |
| FOP       | 112              | 30          | 34           | 2,874                |
| FSP       | 200              | 40          | 80           | 6,762                |
| FSP       | 240              | 40          | 96           | 8,115                |
| UGR       | 720              | 45          | 324          | 27,386               |
| TOTALS    | 3,158            |             | 2,420        | 204,546              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 320.00   | SF | 6.50     | 6.50           |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 180.00   | SF | 6.50     | 6.50           |       |
| 3              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 16 | 30 | 480.00   | SF | 85.00    | 85.00          |       |
| 5              | 0910       | SCRN RM L   | 0   | 100 | 42 | 30 | 1,260.00 | SF | 15.00    | 15.00          |       |
| 6              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,698.00 | SF | 4.00     | 4.00           |       |
| 7              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 508.00   | SF | 7.25     | 7.25           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 2.73        | AC        |        |
| 2                | 000115   | C   | SFR ACRES            | 100 |      | OR       | 0.00  | 0.00  | 3.12        | AC        |        |

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                             | 01  | 2,420     | 119.0700    | 113.12         | 273,750        | 1979 | 1979 | 0    | 0    | 25.28 | 74.72  |
| 1 SINGLE FAM - 100% - 0          |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1886                |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr                       |     |           |             |                |                |      |      |      |      |       |        |
|                                  |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |       |        |
| 06/13/2023 MLU                   |     |           |             |                |                |      |      |      |      |       |        |

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| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 6      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 6              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 259,170     |        |
| TOTAL MARKET OB/XF VALUE  |  | 18,622      |        |
| TOTAL LAND VALUE - MARKET |  | 111,150     |        |
| TOTAL MARKET VALUE        |  | 388,942     |        |
| SOH/AGL Deduction         |  | 139,836     |        |
| ASSESSED VALUE            |  | 249,106     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 199,106     |        |
| TOTAL JUST VALUE          |  | 388,942     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 362,052     |        |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                |           |           |       |       |        |            |  |
|---------------------------|-----------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number         | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 2388/1442                 | 8/26/2020 | LE        | U     | I     | 11     | 100        |  |
| GRANTOR: MCNAMARA DEBRA F |           |           |       |       |        |            |  |
| GRANTEE: HEATH RACHEL     |           |           |       |       |        |            |  |
| 2388/1440                 | 8/26/2020 | LE        | U     | V     | 11     | 100        |  |
| GRANTOR: MCNAMARA DEBRA F |           |           |       |       |        |            |  |
| GRANTEE: HEATH RACHEL     |           |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W21 FSP=[YR=2003] N12 W20 S12 E20 \$ W31<br>BAS=[YR=2003] W22 S8 FSP=[YR=1993] W20 UGR=[YR=1993] N6<br>W24 S30 E24 N24 \$ S10 E20 N10 \$ S19 E22 FOP=[YR=1993] E28 N4<br>W28 S4 \$ N27 \$ S23 E28 S4 E24 N27 \$ . |  |  |  |  |  |  |  |  |  |  |  |

**MCNAMARA DEBRA F L/E/  
11353 SUNOWA SPRINGS TRAIL  
BRYCEVILLE, FL 32009-9801**

2024

**02-1S-24-1990-0003-0000**

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