LOT 49
IN OR 2122/1120
SUNOW SPRINGS #1 PB 4/75 & 76

DUBOIS ROBERT D & TAMELA LEE
11406 MYSTICAL LANE
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	02	Quality Level 02

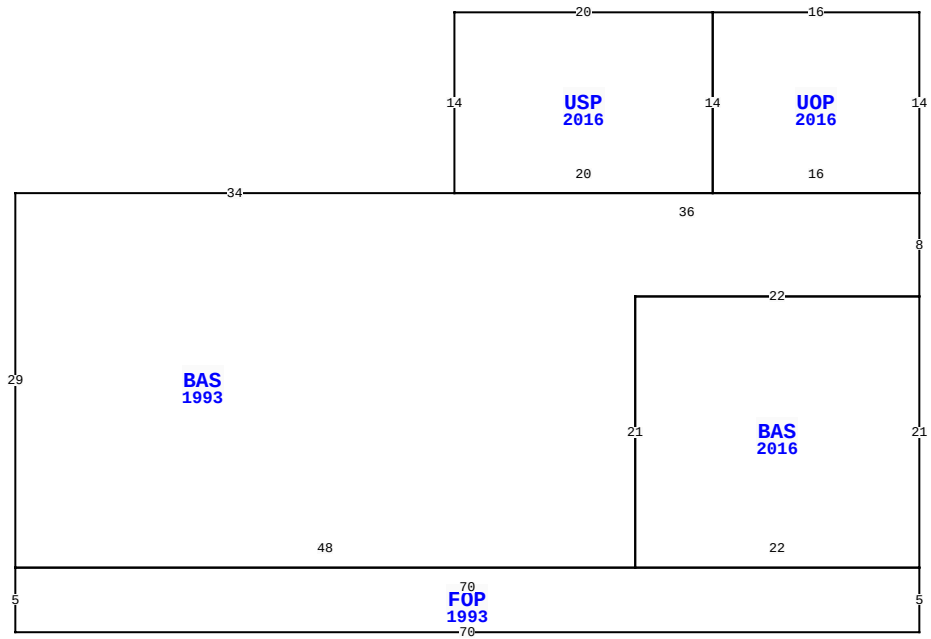
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	125,724
BAS	462	100	462	37,044
FOP	350	30	105	8,419
UOP	224	20	45	3,608
USP	280	30	84	6,735
TOTALS	2,884		2,264	181,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	100.1756	95.17	215,465	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 0 Heated Area: 2030 HX Base Yr



11406 MYSTICAL LN, 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		209,227
TOTAL MARKET OB/XF VALUE		1,008
TOTAL LAND VALUE - MARKET		88,200
TOTAL MARKET VALUE		298,435
SOH/AGL Deduction		131,735
ASSESSED VALUE		166,700
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,700
TOTAL JUST VALUE		298,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3271	NEW CONSTR	2,730	11/01/1988
5222	NEW CONSTR	42,572	10/14/1988
5438	NEW CONSTR	2,625	10/14/1988
3246	NEW CONSTR	0	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1120	4/20/2017	QC	U	I	11	100
GRANTOR: DUBOIS DALE & TAMELA						
GRANTEE: DUBOIS ROBERT D & T						
2003/1141	9/07/2015	QC	U	I	11	36,600
GRANTOR: DUBOISE TAMELA LEE &						
GRANTEE: DUBOIS DALE & TAMEL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W16 USP=[YR=2016] W20 S14 BAS=[YR=1993] W34 S29 FOP=[YR=1993] S5 E70 N5 BAS=[YR=2016] N21 W22 S21 E22$ W70$ E48 N21 E22 N8 W36$ E20 N14$ S14 E16 N14$.

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	0752	USP	0	100	24	10	240.00	SF	15.00	15.00	100	2000	2000	3	28	1,008	

LAND DESCRIPTION

TOTAL OB/XF 1,008

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	0006	OR	0.00	0.00	2.52	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.52 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
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	02	Quality Level 02

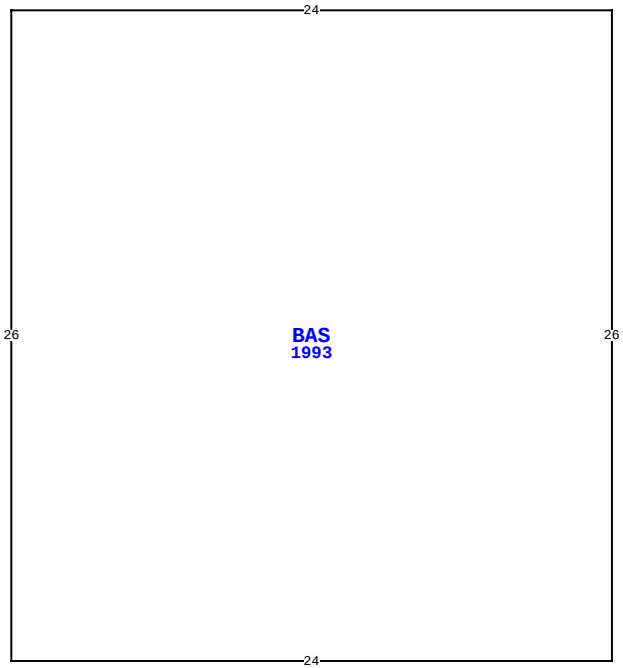
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	27,698
TOTALS	624		624	27,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	624	76.2850	72.47	45,221	1983	1983	0	0	0	38.75	61.25

2 SINGLE FAM – 0% - 0 Heated Area: 624 HX Base Yr



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GRANTEE: DUBOIS ROBERT D & T						
2003/1141	9/07/2015	QC	U	I	11	36,600
GRANTOR: DUBOISE TAMELA LEE &						
GRANTEE: DUBOIS DALE & TAMEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S26 E24 N26$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.52 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 08/06/2024 BY SYS