

N1/2 OF NW1/4 OF NE1/4 LYING
WESTERLY OF R/W CR 121 & N1/2
OF NE1/4 OF NW1/4 & N1/2 OF

ALVAREZ CARLOS J & IVIS
13288 CR 121
BRYCEVILLE, FL 32009

2024

04-1S-23-0000-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

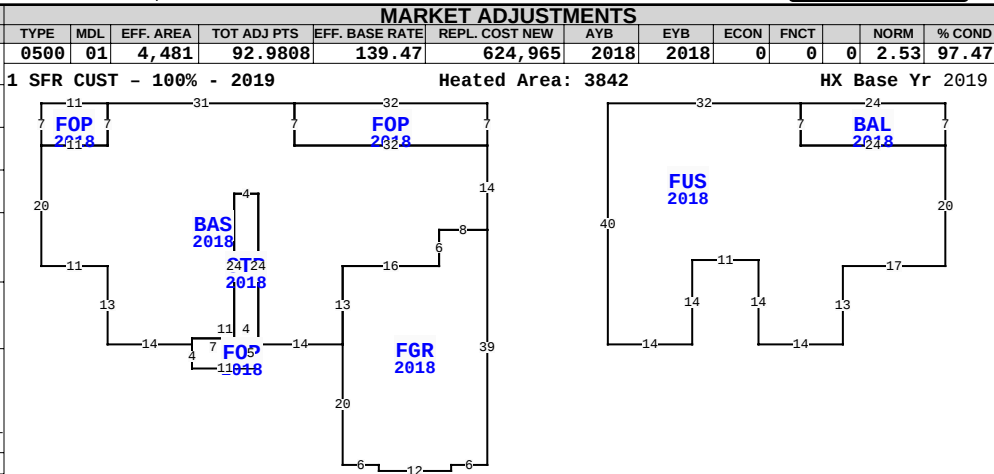
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	25	3,399
BAS	2,145	100	2,145	291,594
FGR	852	55	469	63,756
FOP	77	30	23	3,127
FOP	151	30	45	6,117
FOP	224	30	67	9,108
FUS	1,697	100	1,697	230,693
STR	96	10	10	1,360

TOTALS	5,410		4,481	609,153
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	2,829.00	SF	10.00	10.00	
3	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	
5	0474	VF 4 RAIL	0	100	0	0	539.00	LF	9.25	9.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	1.00
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	7.00	AC	1.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.00	AC	1.00

REVIEW DATE	02/14/2024	BY	KBA
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13288 CR 121, BRYCEVILLE	BLD DATE	LGL DATE	06/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
44,056											

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44,056											

Total Acres: 10.00	Total Land Value: 34,195	Market: 171,000	Agricultural: 4,195	Common: 30,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		609,153	
TOTAL MARKET OB/XF VALUE		44,056	
TOTAL LAND VALUE - MARKET		201,000	
TOTAL MARKET VALUE		687,404	
SOH/AGL Deduction		241,660	
ASSESSED VALUE		445,744	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		395,744	
TOTAL JUST VALUE		854,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		827,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005706	NEW CONSTR	492,521	09/18/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2136/1682	7/28/2017	WD U	V	V	11
GRANTOR: LERIALIA LLC					
GRANTEE: ALVAREZ CARLOS J &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2018] W32 BAS=[YR=2018] W31 FOP=[YR=2018] W11 S7 E11 N7\$ S7 W11 S20 E11 S13 E14 FOP=[YR=2018] S4 E11 N5 STR=[YR=2018] W4 N24 E4 S24\$ N24 W4 S24 W7 S1\$ N1 E11 S1 E14 FGR=[YR=2018] S20 E6 S1 E12 N1 E6 N39 W8 S6 W16 S13\$ N13 E16 N6 E8 N14 W32 N7\$ S7 E32 N7\$ PTR= E20 FUS=[YR=2018] E32 BAL=[YR=2018] E24 S7 W24 N7\$ S7 E24 S20 W17 S13 W14 N14 W11 S14 W14 N40\$ W20\$.					