

S118 FT OF N224 FT OF S1/2 OF
NW1/4 OF SW1/4 OF NE1/4 LYING
W OF CR 121 OR 2502/1596

HOLTON FAMILY TRUST/HOLTON CECIL RAY TRUSTEE
13081 CR 121
BRYCEVILLE, FL 32009

2024

04-1S-23-0000-0003-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	209,245
FOP	28	30	8	883
UOP	192	20	38	4,194
UOP	576	20	115	12,691

TOTALS	2,692		2,057	227,013
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	2007
2	0845	KOOL DECK	0 100	0	0	512.00	SF	7.25	7.25	100	2007
3	0855	CONC PAVER	0 100	0	0	472.00	SF	10.00	10.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,057	97.2846	121.61	250,152	2004	2004	0	0	9.25	90.75
1 SNGL FAM - 100% - 2006 Heated Area: 1896 HX Base Yr 2006											

13081 CR 121, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	2007	2007	3	48	11,750	
2	0845	KOOL DECK	0 100	0	0	512.00	SF	7.25	7.25	100	2007	2007	3	88	3,267	
3	0855	CONC PAVER	0 100	0	0	472.00	SF	10.00	10.00	100	2009	2009	3	90	4,248	

TOTAL OB/XF											
19,265											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		227,013	
TOTAL MARKET OB/XF VALUE		19,265	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		291,278	
SOH/AGL Deduction		153,139	
ASSESSED VALUE		138,139	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		88,139	
TOTAL JUST VALUE		291,278	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20176	SWIM POOL	18,000	07/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2502/1596	10/04/2021	WD U	I	I	11	100	
GRANTOR: HOLTON CECIL R JR & C							
GRANTEE: HOLTON FAMILY TRUST							
1142/1368	6/04/2003	WD U	V	I	01	100	
GRANTOR: HOLTON CECIL R & CARO							
GRANTEE: HOLTON CECIL R JR &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004;ORIG=0,0] W50 S26 E17 N4 E7 S28 E26 N50 \$											
UOP=[YR=2024;ORIG=-50,26] E24 S24 W24 N24 \$											
FOP=[YR=2004;ORIG=-33,26] E7 N4 W7 S4 \$											
UOP=[YR=2024;ORIG=-35,-6] E32 S6 W32 N6 \$											