

IN OR 630 PG 771
ESMT IN OR 519/697
R672683 & 1992 WEST SW/MH

CARTER BELVA L
2454 CONGRESS PLACE
BRYCEVILLE, FL 32009

2024

04-1S-23-0000-0009-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
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	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1,495	101,345
FOP	95	30	28	1,898
SFB	468	80	374	25,353

TOTALS	2,058		1,897	128,596
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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
1	0510	GARAGE WD-	0	100	16	25	400.00	SF	26.95	26.95	100
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
3	0350	CARPORT WD	0	100	14	20	280.00	SF	13.00	13.00	100
5	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100
6	1242	WD DECK A	0	0	7	8	56.00	SF	10.00	10.00	100
7	0810	CONCRETE A	0	100	0	0	254.00	SF	6.50	6.50	100

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	0005	OR	0.00	0.00	4.50	AC	

REVIEW DATE	05/10/2023	BY	WW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,897	101.4300	96.36	182,795	1975	1980	0	0	29.65	70.35
1 SINGLE FAM - 100% - 0											
Heated Area: 1869											
HX Base Yr											

2454 CONGRESS PL, BRYCEVILLE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	173,241		
TOTAL MARKET OB/XF VALUE	4,273		
TOTAL LAND VALUE - MARKET	112,500		
TOTAL MARKET VALUE	290,014		
SOH/AGL Deduction	135,133		
ASSESSED VALUE	154,881		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	99,881		
TOTAL JUST VALUE	290,014		
NCON VALUE	12,729		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	281,585		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008081	REPAIR/RRF	13,290	07/30/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0630/0771	7/08/1991	QC U	I	01	
GRANTOR: COURTNEY FRANKLIN L					
GRANTEE: COURTNEY BELVA L					
0123/0135	1/01/1972	TA Q	V		4,050
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W25 S5 W41 S29 E26 FOP=[YR=1993] S1 E19 N1											
SFB=[YR=2011] E21 N24 W12 S4 W9 S20 \$ N4 W19 S4 \$ N4 E19 N16											
E9 N4 E12 N10 \$.											

TOTAL OB/XF											
4,273											

Market:	0
Agricultural:	0
Common:	112,500

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		01	MINIMUM 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		14	CARPET 60	
Interior Floor		08	SHT VINYL 40	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms		02	3 100	
Bathrooms			2 100	
Frame		02	WOOD FRAME 100	
Stories		1.	1. 100	
Units			0 100	
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	09
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	21,763
TOTALS	1,064		1,064	21,763

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	97.4000	68.18	72,544	1992	1992	0	0	0	70.00	30.00
3 M/H 93- - 0% - 0				Heated Area: 1064				HX Base Yr				
14 76 14 76 BAS 2003												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023

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