

LOT 1 & PARCEL 7
IN OR 1289/1685
TIMBER RIDGE PB 7/74

CORBITT TIMOTHY A & ELIZABETH A
12380 COUNTY RD 121
BRYCEVILLE, FL 32009

2024

04-1S-23-2051-0001-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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

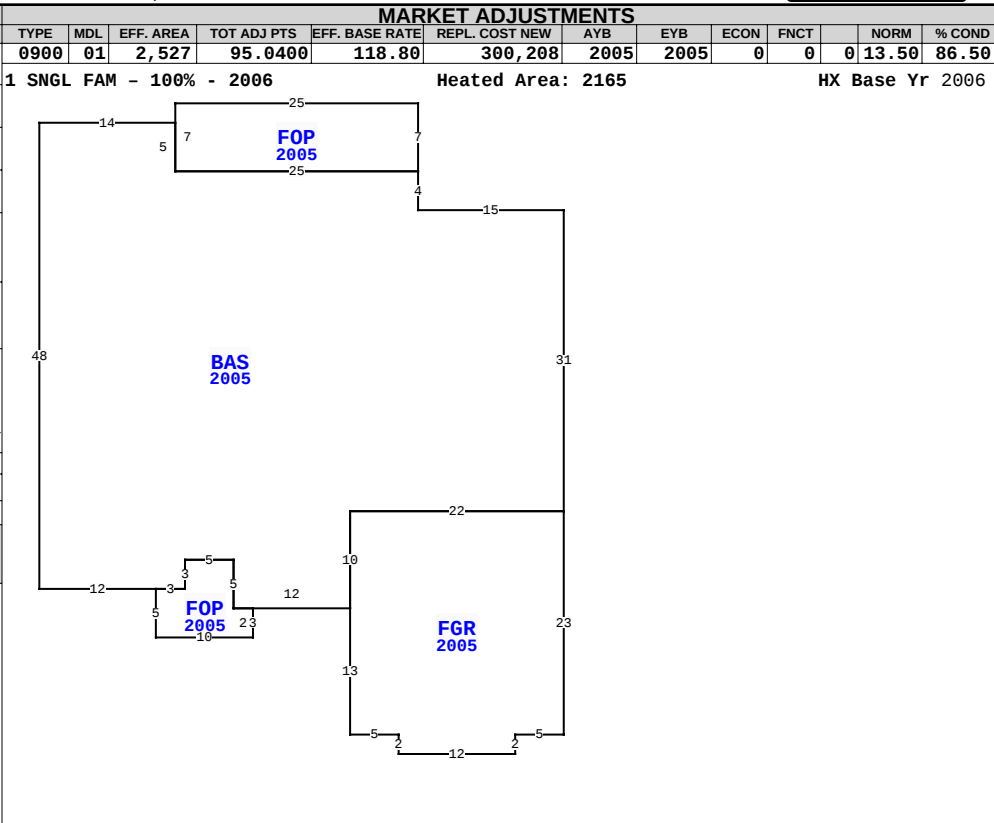
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,165	100	2,165	222,480
FGR	530	55	292	30,007
FOP	61	30	18	1,849
FOP	175	30	52	5,344

TOTALS	2,931		2,527	259,680
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	784.00	SF	5.20
3	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50
4	0681	POLE SHED	0	100	30	30	900.00	SF	15.00
5	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	780.00	SF	10.00
7	0681	POLE SHED	0	100	30	16	480.00	SF	15.00
8	0681	POLE SHED	0	100	30	16	480.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	7.00
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	5.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	5.00



12380 CR 121, BRYCEVILLE	BLD DATE	LGL DATE	06/16/2023	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	784.00	SF	5.20	5.20	100	2005	2005	3	86	3,506	
3	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	100	2006	2006	3	87	1,357	
4	0681	POLE SHED	0	100	30	30	900.00	SF	15.00	15.00	100	2014	2014	3	75	10,125	
5	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2017	2017	3	84	31,987	
6	0855	CONC PAVER	0	100	0	0	780.00	SF	10.00	10.00	100	2017	2017	3	97	7,566	
7	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	100	2021	2021	3	95	6,840	
8	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	100	2021	2021	3	95	6,840	

TOTAL OB/XF														71,336			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
04 OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	1						
OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	545.00	545.00							
OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00							

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										259,680	
TOTAL MARKET OB/XF VALUE										71,336	
TOTAL LAND VALUE - MARKET										228,000	
TOTAL MARKET VALUE										466,741	
SOH/AGL Deduction										216,104	
ASSESSED VALUE										250,637	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										200,637	
TOTAL JUST VALUE										559,016	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										550,242	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701989	SWIM POOL	37,000	03/27/2017
R1414196	REPAIR/RRF	1,000	11/01/2014
B1429625	POLEBARN	38,610	06/01/2014
E15298	ELEC OTHER	2,000	07/01/2005
M10002	MECH OTHER	0	07/01/2005
P0509402	OTHER	0	05/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1289/1685	1/21/2005	WD	Q	V		110,000			

GRANTOR: G & H LAND DEVELOPMEN									
GRANTEE: CORBITT TIMOTHY A &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W15 N4 FOP=[YR=2005] N7 W25 S7 E25\$ W25 N5 W14 S48 E12 FOP=[YR=2005] S5 E10 N3 W2 N5 W5 S3 W3\$ E3 N3 E5 S5 E12 FGR=[YR=2005] S13 E5 S2 E12 N2 E5 N23 W22 S10\$ N10 E22 N31\$.									