

LOT 7
IN OR 1179/107
TIMBER RUN SUB PB 6/310

DAVISON MARVIN & VICKI L
12539 CR 121
BRYCEVILLE, FL 32009

2024

04-1S-23-2052-0007-0000



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

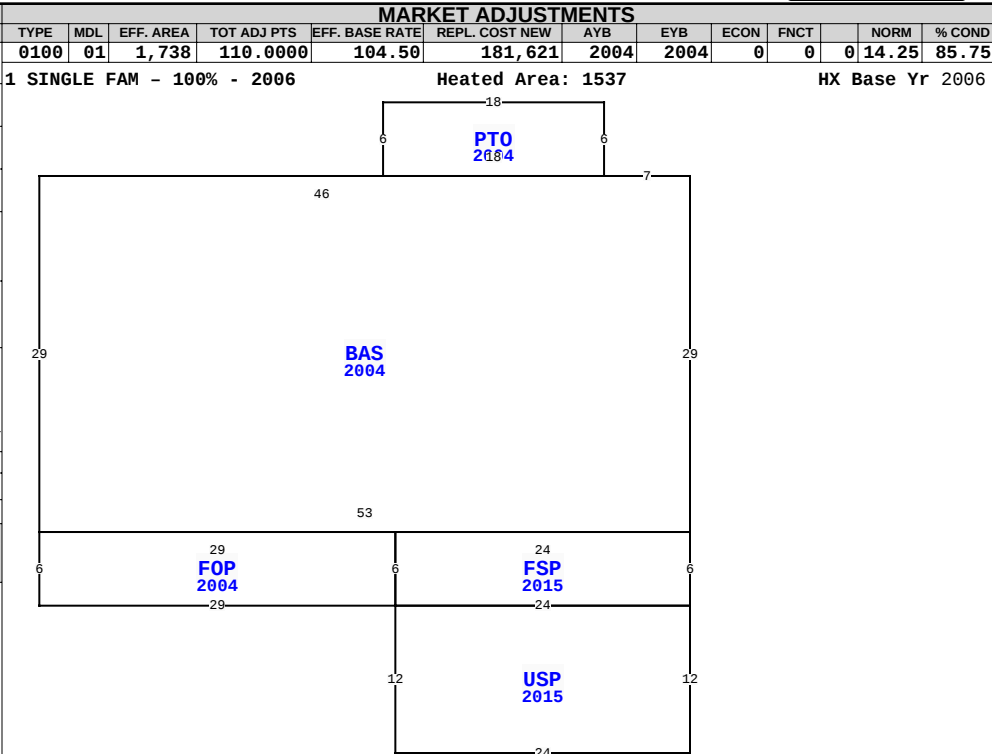
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	137,729
FOP	174	30	52	4,660
FSP	144	40	58	5,197
PTO	108	5	5	448
USP	288	30	86	7,706

TOTALS	2,251		1,738	155,740
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0351	CARPORT MT	0 100	30	18	540.00	SF	10.00	

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	4.00

REVIEW DATE	08/03/2021	BY	TWA
-------------	------------	----	-----



12539 CR 121, BRYCEVILLE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,738	110.0000	104.50	181,621	2004	2004	0	0	14.25	85.75

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,740
TOTAL MARKET OB/XF VALUE		7,940
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		263,680
SOH/AGL Deduction		124,658
ASSESSED VALUE		139,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,022
TOTAL JUST VALUE		263,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413015	NEW CONSTR	0	01/06/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1179/0107	10/08/2003	WD	U	I	13
GRANTOR: G & H LAND DEVELOPMEN					SALE PRICE
GRANTEE: DAVISON MARVIN & VI					37,900

GRANTOR: G & H LAND DEVELOPMEN					
GRANTEE: DAVISON MARVIN & VI					

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=2004]	W7	PTO=[YR=2004]	N6	W18	S6	E18	\$	W46	S29
FOP=[YR=2004]	S6	E29	USP=[YR=2015]	S12	E24	N12	FSP=[YR=2015]		
N6 W24 S6 E24\$ W24\$ N6 W29\$ E53 N29\$.									

TOTAL OB/XF 7,940

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							
														</										

Total Acres: 4.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000
-------------------	---------------------------	-----------	-----------------	-----------------

PRINTED 08/06/2024 BY SYS