LOT 8
TIMBER RUN SUB PB 6/310

WISDOM SHELBY & HUNTER
12531 CR 121
BRYCEVILLE, FL 32009

2024

04-1S-23-2052-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

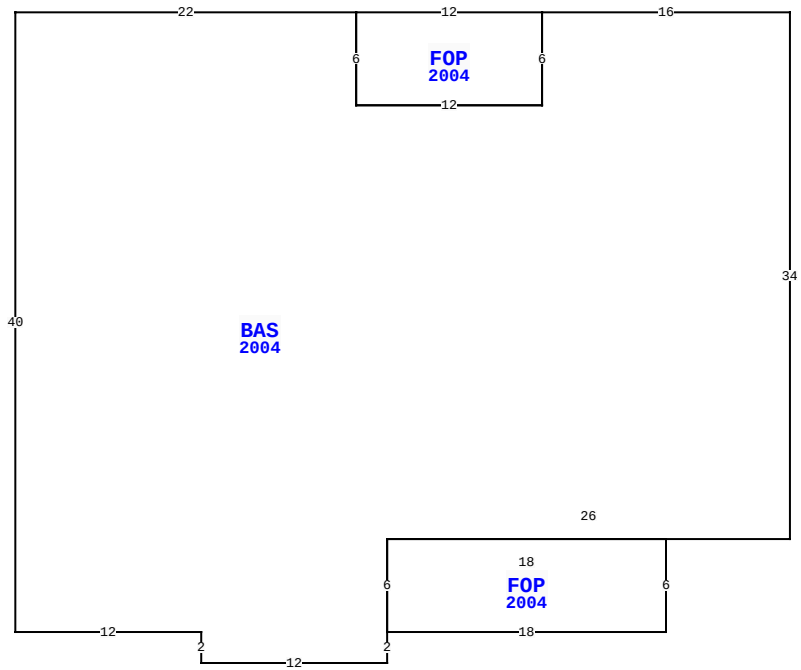
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1,796	218,339
FOP	72	30	22	2,675
FOP	108	30	32	3,890
TOTALS	1,976		1,850	224,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,850	104.5800	130.72	241,832	2004	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 1796 HX Base Yr 2022



12531 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		224,904
TOTAL MARKET OB/XF VALUE		19,432
TOTAL LAND VALUE - MARKET		86,100
TOTAL MARKET VALUE		330,436
SOH/AGL Deduction		48,852
ASSESSED VALUE		281,584
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,584
TOTAL JUST VALUE		330,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008597	REPAIR/RRF	0	09/17/2020
W04237	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/1929	5/04/2021	WD	Q	I	01	310,000
GRANTOR: ANDREWS MATTHEW W						
GRANTEE: WISDOM SHELBY & HUN						
2370/1160	6/04/2020	QC	U	I	11	85,500
GRANTOR: WRIGHT ERIN C						
GRANTEE: ANDREWS MATTHEW W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FOP=[YR=2004] W12 S6 E12 N6$ S6 W12 N6 W22 S40 E12 S2 E12 N2 FOP=[YR=2004] E18 N6 W18 S6$ N6 E26 N34$.

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2004	2004	3	36	15,120	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
3	0351	CARPORT MT	0	100	35	16	560.00	SF	10.00	10.00	100	2004	2004	3	22	1,232	

LAND DESCRIPTION

TOTAL OB/XF 19,432

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	2.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	86,100							

REVIEW DATE 03/09/2021 BY TWX Total Acres: 2.87 Total Land Value: 86,100 Market: 0 Agricultural: 0 Common: 86,100 PRINTED 08/06/2024 BY SYS