PT OF NE1/4 OF SW1/4
IN OR 565 PG 919

THE VERDIE CEMETERY ASSOC
13696 U S HIGHWAY 301
BRYCEVILLE, FL 32009

2024

04-1S-24-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

11450 VERDIE CEMETERY RD, 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		0
TOTAL MARKET OB/XF VALUE		3,827
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		41,627
SOH/AGL Deduction		20,452
ASSESSED VALUE		21,175
TOTAL EXEMPTION VALUE	15	21,175
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		41,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0565/0919	3/20/1989	WD	U	V		100

GRANTOR: TRIANGE B TIMBER CO

GRANTEE: THE VERDIE CEMETARY

BUILDING NOTES

BUILDING DIMENSIONS

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	0422	CL FNC 4'	0	0	0	0	945.00	LF	15.00	15.00	100	1990	1990	3	27	3,827	

LAND DESCRIPTION

TOTAL OB/XF 3,827

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	007610	C	CEMETERY	0		OR	0.00	0.00	1.40	AC		1.00	1.00	0.90	30,000.00	27,000.00	37,800							

REVIEW DATE 07/10/2020 BY TWA Total Acres: 1.40 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/06/2024 BY SYS