PT OF SE1/4 OF SW1/4
IN OR 2688/960

BISHOP TROY
11375 VERDIE CEMETERY RD
BRYCEVILLE, FL 32009

2024

04-1S-24-0000-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

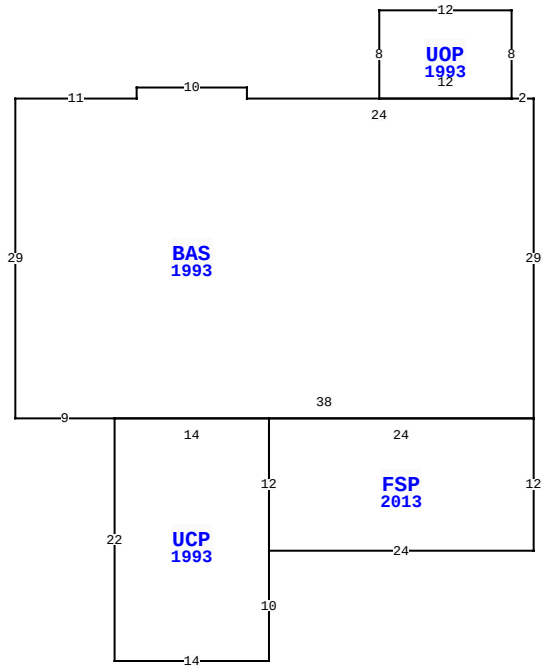
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,373	100	1,373	137,291
FSP	288	40	115	11,499
UCP	308	20	62	6,199
UOP	96	20	19	1,900
TOTALS	2,065		1,569	156,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,569	138.7659	131.83	206,841	1990	1990	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1373 HX Base Yr 2016



11375 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		156,889
TOTAL MARKET OB/XF VALUE		4,480
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		191,369
SOH/AGL Deduction		71,231
ASSESSED VALUE		120,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,138
TOTAL JUST VALUE		191,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6314	NEW CONSTR	49,650	02/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2688/960	1/09/2024	QC	U	I	11	100
GRANTOR: BISHOP IRMA						
GRANTEE: BISHOP TROY						
2001/1762	9/04/2015	WD	Q	I	01	125,000
GRANTOR: MENTER JEREMY						
GRANTEE: BISHOP IRMA						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	12	14	168.00	SF	20.10	20.10	100	2000	2000	3	20	675	
2	0681	POLE SHED	0	100	21	15	315.00	SF	15.00	15.00	100	2000	2000	3	28	1,323	
3	0820	WOOD WALK	0	100	24	22	528.00	SF	11.75	11.75	100	2013	2013	3	40	2,482	

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N8 W12 S8 E12 $ W24 N1 W10 S1 W11 S29 E9 UCP=[YR=1993] S22 E14 N10 FSP=[YR=2013] E24 N12 W24 S12 $ N12 W14 $ E38 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 4,480

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	000100	C	SFR	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS