E1/2 OF NE1/4 E1/2 OF SW1/4
SE1/4 & NW1/4 OF NE1/4 OF
SEC 5-1S-23E IN OR 2330/1094

MEADOWS TODD & CLAIRE
11414 ELLA AVE
BRYCEVILLE, FL 32009

2024

05-1S-23-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

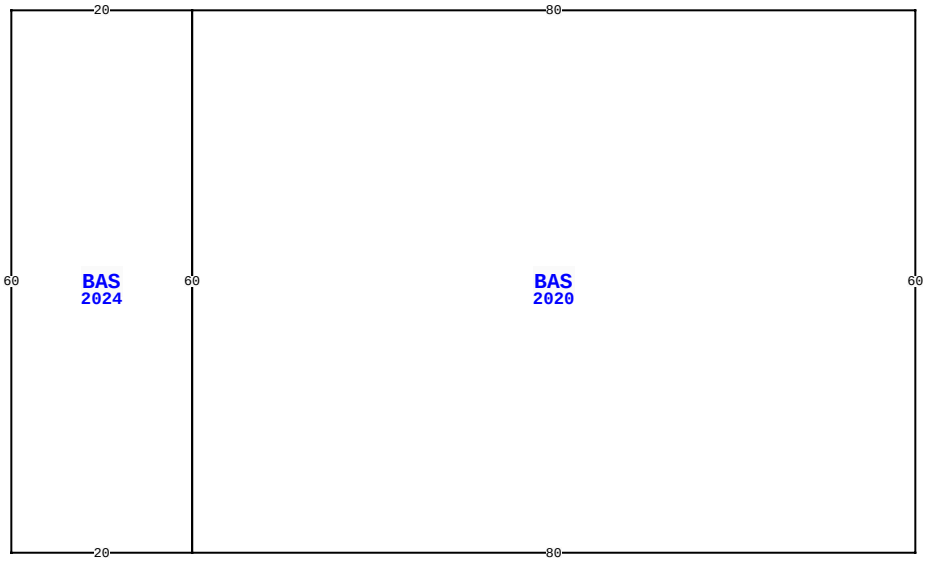
DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,800	100	4,800	89,023
BAS	1,200	100	1,200	22,256
TOTALS	6,000		6,000	111,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	6,000	54.6250	19.12	114,720	2020	2020	0	0	0	3.00	97.00

1 GARAGE RES – 0% - 0 Heated Area: 6000 HX Base Yr



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

11414 ELLA AVE, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	111,278
TOTAL MARKET OB/XF VALUE	24,000
TOTAL LAND VALUE - MARKET	334,750
TOTAL MARKET VALUE	196,812
SOH/AGL Deduction	12,694
ASSESSED VALUE	184,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,118
TOTAL JUST VALUE	470,028
NCON VALUE	54,683
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006569	XFOB	0	07/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2330/1094	12/27/2019	WD	Q	V	01	200,000
GRANTOR: KINARD INVESTMENTS LL						
GRANTEE: MEADOWS TODD & CLAI						
1337/1312	8/01/2005	WD	Q	V		1,357,000
GRANTOR: WOOTEN THOMAS & OLIN						
GRANTEE: KINARD INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W80 S60 E80 N60 $
BAS=[YR=2024;ORIG=-100,0] E20 S60 W20 N60 $
.

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
2	0680	POLE SHED	1	0	60	40	2,400.00	SF	10.00	10.00	100	2024	2023		100	24,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	54.00	AC		1.00	1.00	1.00	555.00	555.00	29,970							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	6.95	AC		1.00	1.00	1.00	225.00	225.00	1,564							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	60.95	AC		1.00	1.00	1.00	5,000.00	5,000.00	304,750							

REVIEW DATE 12/02/2020 BY TW Total Acres: 61.95 Total Land Value: 61,534 Market: 304,750 Agricultural: 31,534 Common: 30,000 PRINTED 08/06/2024 BY SYS