

IN OR 1480/1765
EX R/W OR 983/1938

HINES WANDA FAYE/HINES WILLIAM B
12196 US HWY 301
BRYCEVILLE, FL 32009

2024

05-1S-24-0000-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,323	100	1,323	87,749
BAS	325	100	325	21,556
FCP	360	25	90	5,969
FOP	48	30	14	929
FSP	378	40	151	10,015
TOTALS	2,434		1,903	126,218

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	9	108.00	SF	30.00	30.00	100	1985
2	0350	CARPORT WD	0 100	17	9	153.00	SF	9.36	9.36	100	1987
3	0510	GARAGE WD-	0 100	19	16	304.00	SF	25.90	25.90	100	1970
4	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2005
5	0681	POLE SHED	0 100	38	18	684.00	SF	15.00	15.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.10	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,903	96.4320	91.61	174,334	1965	1968	0	0	27.60	72.40
1 SINGLE FAM - 100% - 0											
Heated Area: 1648											
HX Base Yr											
12196 US HWY 301, BRYCEVILLE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	126,218		
TOTAL MARKET OB/XF VALUE	10,739		
TOTAL LAND VALUE - MARKET	33,000		
TOTAL MARKET VALUE	169,957		
SOH/AGL Deduction	69,902		
ASSESSED VALUE	100,055		
TOTAL EXEMPTION VALUE	HX HB WX SL 100,055		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	169,957		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	165,392		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1480/1765	2/26/2007	QC	U	I	07	100	
GRANTOR: HINES WANDA FAYE &							
GRANTEE: HINES WANDA FAYE &							
1385/1932	2/01/2006	QC	U	I	01	100	
GRANTOR: HINES WANDA FAYE &							
GRANTEE: HINES WANDA FAYE &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W13 FSP=[YR=2003] N2 W27 S14 BAS=[YR=1993] W24 S28 E28 FOP=[YR=2003] S3 E16 FCP=[YR=1993] E20 N18 W20 S18 \$ N3 W16 \$ E16 N15 E7 N13 W27 \$ E27 N12 \$ S25 E13 N25 \$.											