PT LOT 39 IN OR 1478/1615
(EX ESMT IN OR 1890/1540)
KAST ESTATES UNIT 1 UNR

WAITE JOHN P & MAUREEN G
1277 MAGNOLIA DRIVE
BRYCEVILLE, FL 32009

2024

05-2S-23-1500-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

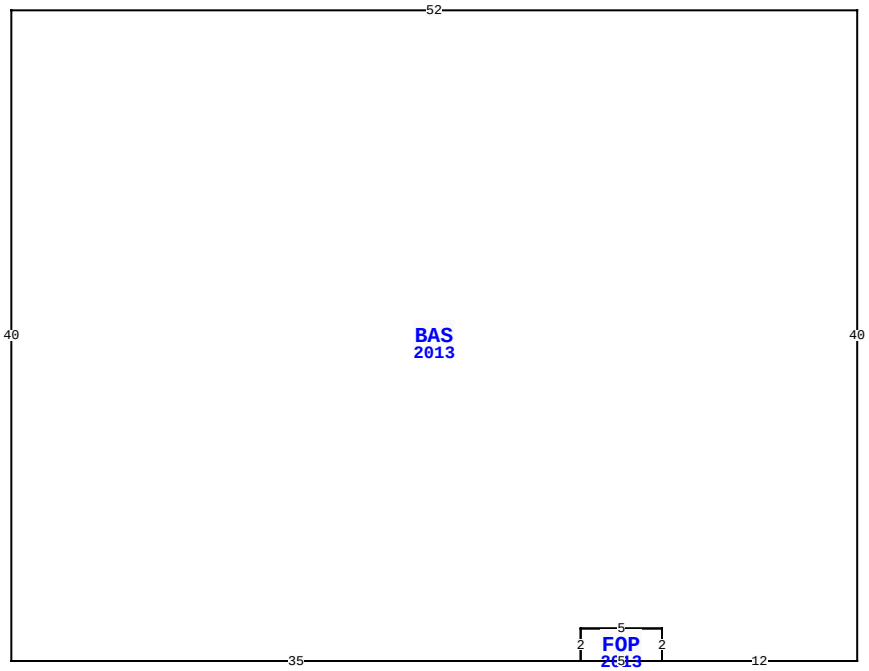
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	164,474
FOP	10	30	3	239
TOTALS	2,080		2,073	164,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,073	104.0000	83.20	172,474	2013	2013	0	0	0	4.50	95.50

3 SFR MODULR – 100% - 2012 Heated Area: 2070 HX Base Yr 2012



1277 MAGNOLIA DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		164,713
TOTAL MARKET OB/XF VALUE		18,096
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		257,809
SOH/AGL Deduction		116,828
ASSESSED VALUE		140,981
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,981
TOTAL JUST VALUE		257,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326780	MODULAR HM	0	01/01/2013
M1317850	H/AC	0	01/01/2013
P1316314	OTHER	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1615	2/14/2007	WD	U	I	01	100
GRANTOR: WAITE JOHN PAUL						
GRANTEE: WAITE JOHN P & MAUR						
1368/1178	11/22/2005	WD	U	I	01	100
GRANTOR: WAITE WALLACE E & BER						
GRANTEE: WAITE JOHN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W52 S40 E35 FOP=[YR=2013] E5 N2 W5 S2$ N2 E5 S2 E12 N40$.

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	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2013	2013	3	60	768	
2	0681	POLE SHED	0	100	38	32	1,216.00	SF	15.00	15.00	100	2021	2021	3	95	17,328	

LAND DESCRIPTION

TOTAL OB/XF 18,096

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 05/25/2022 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS