LOT 2
NORTHWOOD FARMS OR 2465/940
UTIL ESMT IN OR 2590-178

JOHANNSEN RICHARD V & LAURA M
18064 CR 121
BRYCEVILLE, FL 32009

**2024**

**06-1N-23-0325-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 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 | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

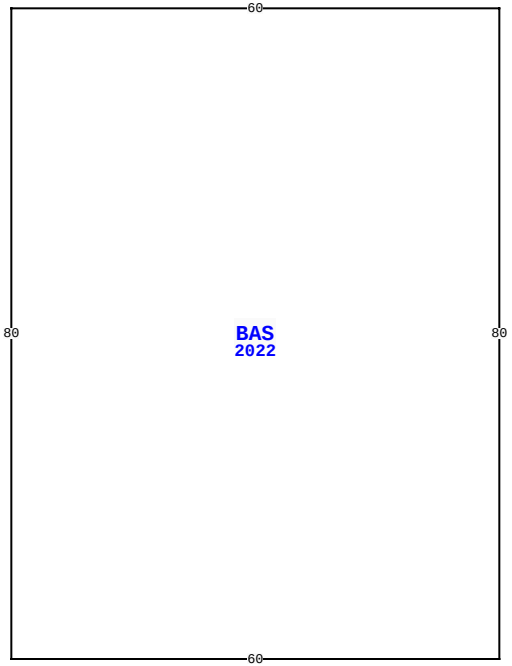
| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC RESIDENTIAL | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9015.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 4,800 | 100 | 4,800 | 75,652 |
| TOTALS | 4,800 | | 4,800 | 75,652 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 4,800 | 45.4940 | 15.92 | 76,416 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 GARAGE RES – 0% - 0 Heated Area: 4800 HX Base Yr




18064 CR 121, 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 | 75,652 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 190,000 |
| TOTAL MARKET VALUE | 265,652 |
| SOH/AGL Deduction | 97,735 |
| ASSESSED VALUE | 167,917 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 167,917 |
| TOTAL JUST VALUE | 265,652 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 265,652 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22012454 | GARAGE | 145,056 | 08/15/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2465/1938 | 5/28/2021 | WD | Q | V | 01 | 87,900 |

GRANTOR: 320 NASSAU LLC
GRANTEE: JOHANNSEN RICHARD V

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W60 S80 E60 N80$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000700 | C | MISC RES | 0 | 0003 | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 190,000 | | | | | | | |

REVIEW DATE 11/21/2022 BY WW Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS