

LOT 12
NORTHWOOD FARMS OR 2465/940
UTIL ESMT IN OR 2574-1055

MASON CHRISTOPHER D & EMILY J
17320 CR 121
BRYCEVILLE, FL 32009

2024

06-1N-23-0325-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100	2,247	309,389
FOP	287	30	86	11,841
FOP	343	30	103	14,182
TOTALS	2,877		2,436	335,413

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0003	OR	0.00	0.00	8.05	AC		1.00	1.00	1.00
2	009630	C	SWAMP	100		OR	0.00	0.00	1.95	AC		1.00	1.00	1.00

REVIEW DATE 06/28/2023 BY WW

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,436	110.1520	137.69	335,413	2023	2023	0	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2024 Heated Area: 2247 HX Base Yr 2024														
21 49 7 7 37 30 3 41 26 7 41 FOP 2024 BAS 2024 FOP 2024														

17320 CR 121, BRYCEVILLE										BLD DATE		LGL DATE		06/14/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 2 6
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										347,115				
TOTAL MARKET OB/XF VALUE										3,500				
TOTAL LAND VALUE - MARKET										153,925				
TOTAL MARKET VALUE										504,540				
SOH/AGL Deduction										77,840				
ASSESSED VALUE										426,700				
TOTAL EXEMPTION VALUE										55,000				
BASE TAXABLE VALUE										371,700				
TOTAL JUST VALUE										504,540				
NCON VALUE										350,615				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										153,925				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005575	CO ISSUED		04/28/2023
23001595	GARAGE	39,888	02/06/2023
22009560	NEW CONSTR	349,768	06/22/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2470/0663	6/11/2021	WD	Q	/	V	01	87,900
GRANTOR: 320 NASSAU LLC							
GRANTEE: MASON CHRISTOPHER D							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=140,0] W49 N7 W21 S37 E3 E41 E26 N30 \$														
FOP=[YR=2024;ORIG=91,-7] E49 S7 W49 N7 \$														
FOP=[YR=2024;ORIG=73,30] E41 S7 W41 N7 \$														

LAND DESCRIPTION														
TOTAL OB/XF 3,500														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0003	OR	0.00	0.00	8.05	AC		1.00	1.00	1.00
2	009630	C	SWAMP	100		OR	0.00	0.00	1.95	AC		1.00	1.00	1.00

Market: 0 Agricultural: 0 Common: 153,925 PRINTED 08/06/2024 BY SYS

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