PT OF SE1/4 OF NE1/4
IN OR 834/1677 & OR 641/281
(EX OR 2607/805)

KNOUSE LARRY E & BOBBIE DEE
11113 GIDDY UP LN
BRYCEVILLE, FL 32009

2024

07-2S-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

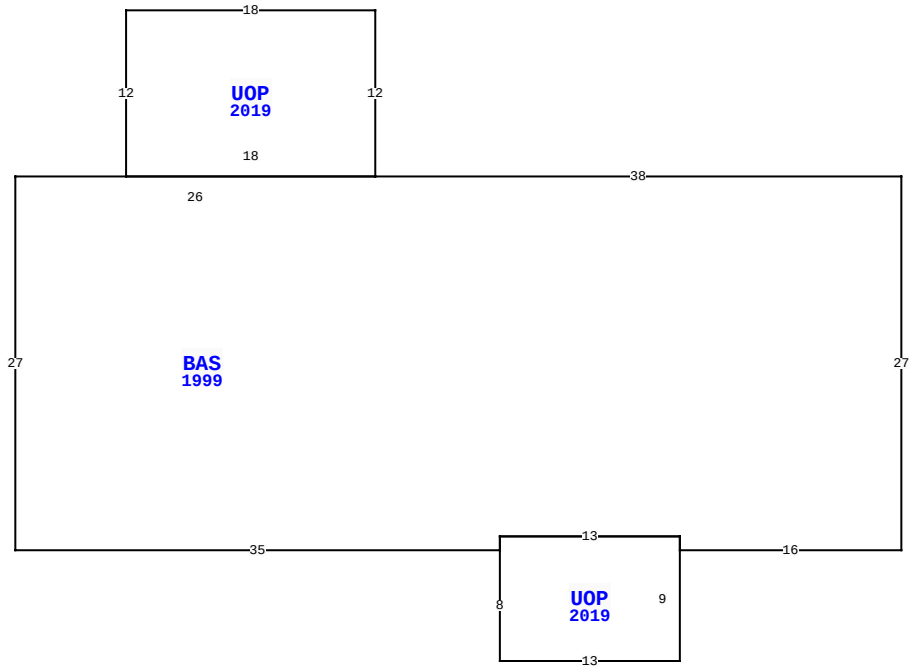
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,715	100	1,715	85,294
UOP	117	25	29	1,442
UOP	216	25	54	2,685
TOTALS	2,048		1,798	89,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,798	122.8000	92.10	165,596	1999	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 0 Heated Area: 1715 HX Base Yr



11113 GIDDY UP LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		107,355
TOTAL MARKET OB/XF VALUE		21,540
TOTAL LAND VALUE - MARKET		115,750
TOTAL MARKET VALUE		244,645
SOH/AGL Deduction		110,442
ASSESSED VALUE		134,203
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,203
TOTAL JUST VALUE		244,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007803	CARPORT	16,730	07/23/2019
B23399	XFOB	14,388	03/01/2010
MH023953	MH MOVE-ON	0	10/01/2002
MH992728	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0834/1677	5/21/1998	WD	U	I	09	60,000
GRANTOR: THOMAS RUDOLPH & VELM						
GRANTEE: KNOUSE LARRY & BOBB						
0644/0254	12/17/1991	WD	U	V	01	100
GRANTOR: THOMAS RUDOLPH						
GRANTEE: THOMAS RUDOLPH & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W38 UOP=[YR=2019] N12 W18 S12 E18$ W26 S27 E35
UOP=[YR=2019] S8 E13 N9 W13 S1$ N1 E13 S1 E16 N27$.

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	0752	USP	0	100	10	10	100.00	SF	10.05	10.05	100	2019	2019	3	90	905	
2	0752	USP	0	100	14	10	140.00	SF	10.05	10.05	100	2019	2019	3	90	1,266	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2010	2010	3	45	1,296	
7	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2010	2010	3	60	1,296	
8	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2010	2010	3	60	1,296	
9	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2010	2010	3	60	576	

LAND DESCRIPTION

TOTAL OB/XF 21,540

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.63	AC		1.00	1.00	1.00	25,000.00	25,000.00	115,750							

REVIEW DATE 01/12/2023 BY WW Total Acres: 4.63 Total Land Value: 115,750 Market: 0 Agricultural: 0 Common: 115,750 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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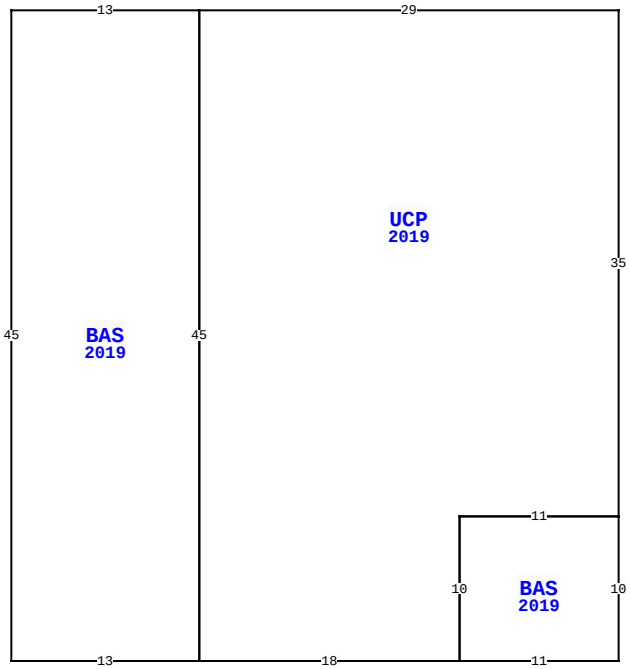
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100	110	2,112
BAS	585	100	585	11,232
UCP	1,195	20	239	4,589
TOTALS	1,890		934	17,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	934	57.1320	20.00	18,680	2019	2019	0	0	0	4.00	96.00

4 GARAGE RES – 100% - 0 Heated Area: 695 HX Base Yr



11113 GIDDY UP LN, BRYCEVILLE

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GRANTEE: KNOUSE LARRY & BOBB						
0644/0254	12/17/1991	WD	U	V	01	100
GRANTOR: THOMAS RUDOLPH						
GRANTEE: THOMAS RUDOLPH & V						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W29 BAS=[YR=2019] W13 S45 E13 N45$ S45 E18
BAS=[YR=2019] E11 N10 W11 S10$ N10 E11 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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