PT OF NE1/4
IN OR 2501/318
ESMT OR 1074/1863

STILLWAGON CARI MELISSA
855 FARRIER PLACE
BRYCEVILLE, FL 32009

2024

07-2S-23-0000-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

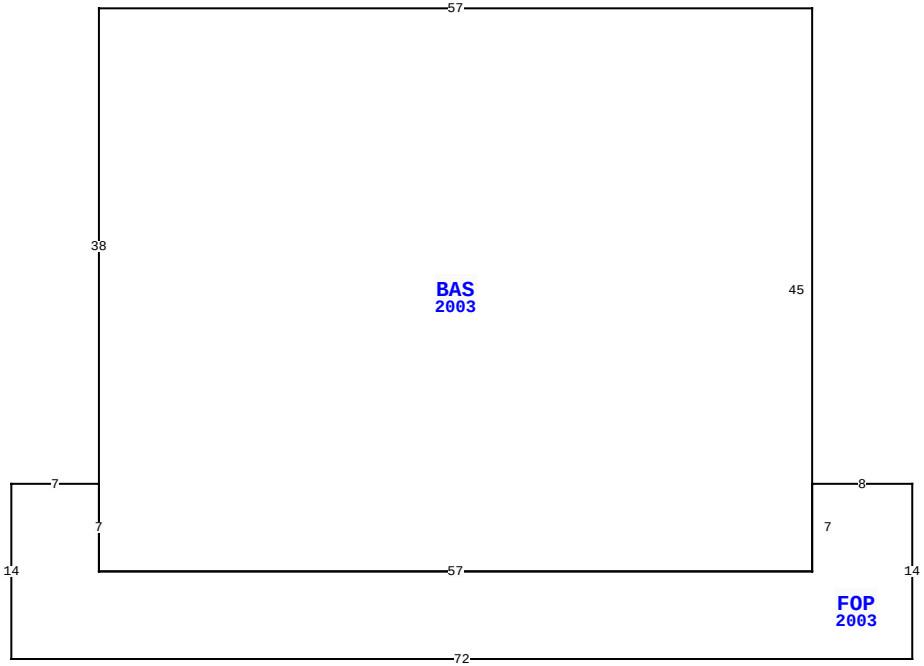
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,565	100	2,565	267,931
FOP	609	30	183	19,116
TOTALS	3,174		2,748	287,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,748	98.3136	122.89	337,702	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2022 Heated Area: 2565 HX Base Yr 2022



855 FARRIER PL, BRYCEVILLE

BLD DATE	03/03/2023 NW	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		287,047
TOTAL MARKET OB/XF VALUE		38,895
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		385,942
SOH/AGL Deduction		105,461
ASSESSED VALUE		280,481
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,481
TOTAL JUST VALUE		385,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016696	REPAIR/RRF	19,000	11/08/2022
B0210055	NEW CONSTR	164,532	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0318	9/27/2021	SW	U	I	12	268,000
GRANTOR: RESIDENTIAL ASSET MTG						
GRANTEE: STILLWAGON CARI MEL						
2463/0254	5/12/2021	QC	U	I	11	100
GRANTOR: CUSTOME HOMES BY PRES						
GRANTEE: PRESTWOOD ALYSIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W57 S38 FOP=[YR=2003] W7 S14 E72 N14 W8 S7 W57 N7 $ S7 E57 N45 $.

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	0681	POLE SHED	0	100	0	0	512.00	SF	15.00	15.00	100	2003	2003	3	32	2,458	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2004	2004	3	64	2,703	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2004	2004	3	64	576	
4	0803	ASPHALT C	0	100	0	0	4,275.00	SF	2.00	2.00	100	2004	2004	3	54	4,617	
5	0845	KOOL DECK	0	100	0	0	1,732.00	SF	7.25	7.25	100	2004	2004	3	84	10,548	
6	0861	POOL GUNIT	0	100	42	14	588.00	SF	85.00	85.00	100	2004	2004	3	36	17,993	

LAND DESCRIPTION

TOTAL OB/XF 38,895

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/12/2023 BY WWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS