IN OR 1175/693
PARCELS 4-5 SEC 7 &
PARS 1-3 1-4 1-5 & 2-4 SEC 18

PEREZ ARTURO JR & CYNTHIA A
585 WHOA LANE
BRYCEVILLE, FL 32009

2024

07-2S-23-0000-0004-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

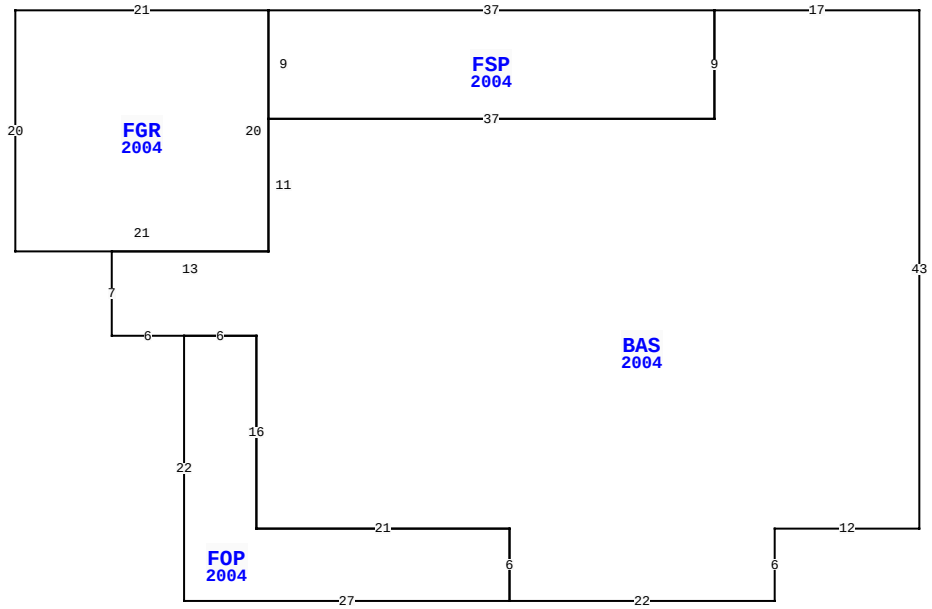
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100	2,228	240,170
FGR	420	55	231	24,901
FOP	258	30	77	8,301
FSP	333	40	133	14,337
TOTALS	3,239		2,669	287,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,669	100.5696	125.71	335,520	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2005 Heated Area: 2228 HX Base Yr 2005



585 WHOA LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		287,708
TOTAL MARKET OB/XF VALUE		9,099
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		358,907
SOH/AGL Deduction		187,398
ASSESSED VALUE		171,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,509
TOTAL JUST VALUE		358,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412424	NEW CONSTR	180,000	01/03/2004
WE030184	NEW CONSTR	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/0693	9/25/2003	WD	U	V	01	100

GRANTOR: WHITE HILTON & FRANCE
GRANTEE: PEREZ ARTURO JR & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FSP=[YR=2004] W37 FGR=[YR=2004] W21 S20 E21 N20$ S9 E37 N9$ S9 W37 S11 W13 S7 E6 FOP=[YR=2004] S22 E27 N6 W21 N16 W6$ E6 S16 E21 S6 E22 N6 E12 N43$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	966.00	SF	5.20	5.20	100	2004	2004	3	84	4,219	
3	1242	WD DECK A	0	100	20	20	400.00	SF	10.00	10.00	100	2010	2010	3	45	1,800	

LAND DESCRIPTION

TOTAL OB/XF 9,099

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	2.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.07 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 08/06/2024 BY SYS