

W1/2 OF NW1/4
IN OR 2388/822
EX 4-1 4-2 4-3 4-4 4-5 4-6 4-7

NETTLES WADE VERLON JR
11070 ELLA AVE
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 100	0100	01	1,276	102.9600	97.81	124,806	1975	1975		0		0	24.00	76.00	STANDARD															
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 936					HX Base Yr 2024					VALUATION BY					TAX DIST:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										94,853									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										31,946									
Interior Floor	08	SHT VINYL 100											TOTAL LAND VALUE - MARKET										178,125									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										304,924									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										0									
Bedrooms		2 100											ASSESSED VALUE										304,924									
Bathrooms		1 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	03	MASONRY 100											BASE TAXABLE VALUE										254,924									
Stories	1.	1. 100											TOTAL JUST VALUE										304,924									
Units		0 100											NCON VALUE										0									
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										301,574																			