LOT 1
IN OR 1630/669
RIVERSIDE ESTATES #1 PB 5/171

ADDISON BRANDON J
11204 CR 121
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

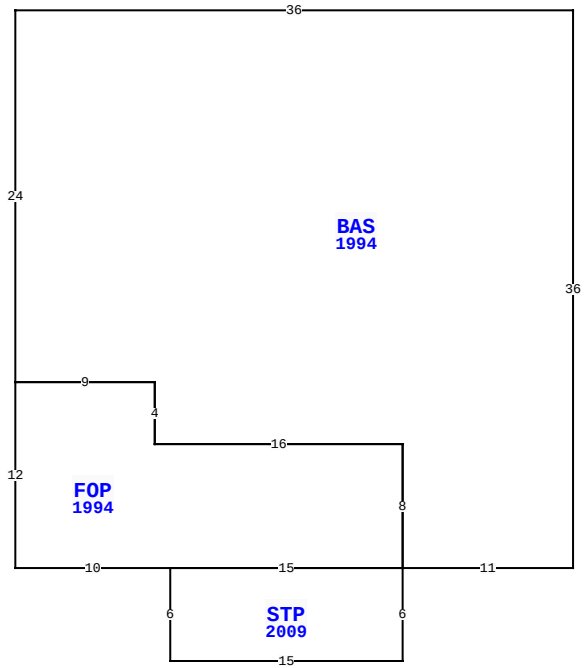
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1,060	91,531
FOP	236	30	71	6,131
STP	90	10	9	777
TOTALS	1,386		1,140	98,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,140	106.0000	100.70	114,798	1994	1994	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2010 Heated Area: 1060 HX Base Yr 2010



11204 CR 121, BRYCEVILLE

BLD DATE		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		98,439
TOTAL MARKET OB/XF VALUE		18,237
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		167,076
SOH/AGL Deduction		76,706
ASSESSED VALUE		90,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,370
TOTAL JUST VALUE		167,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8302	NEW CONSTR	47,082	08/11/1992
6864	TEMP POLE	9,392	08/06/1990
6562	XFOB	9,792	06/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1630/0669	7/10/2009	WD	Q	I	01	123,000
GRANTOR: SHEPARD KENNETH E						
GRANTEE: ADDISON BRANDON J						
0594/1267	4/11/1990	WD	Q	V		11,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: SHEPARD KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W36 S24 FOP=[YR=1994] S12 E10 STP=[YR=2009] S6 E15 N6 W15$ E15 N8 W16 N4 W9 $ E9 S4 E16 S8 E11 N36 $.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1990	1990	3	20	4,032	
2	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	1993	1993	3	66	2,334	
3	0812	CONCRETE C	0	100	0	0	4,148.00	SF	4.00	4.00	100	1994	1994	3	68	11,283	
4	1242	WD DECK A	0	100	10	28	280.00	SF	10.00	10.00	100	2003	2003	3	21	588	

LAND DESCRIPTION

TOTAL OB/XF 18,237

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	000100	C	SFR	100	0004	OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	50,400							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 1.68 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/06/2024 BY SYS