

LOT 8
IN OR 2096/974
RIVERSIDE ESTATES #1 PB 5/171

GODBEY RICHARD DAVID
11458 CR 121
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	860	100	860	80,388
FOP	211	30	63	5,889
FUS	845	100	845	78,986
STR	24	10	2	187
TOTALS	1,940		1,770	165,450

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	16	16			256.00	SF	30.00
2	0811	CONCRETE B	0	0	0	0			560.00	SF	5.20
3	0350	CARPORT WD	0	0	21	15			315.00	SF	13.00
4	0350	CARPORT WD	0	0	40	12			480.00	SF	13.00
5	0681	POLE SHED	0	0	21	16			336.00	SF	15.00
6	0811	CONCRETE B	0	0	0	0			960.00	SF	5.20

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0004	OR	0.00	0.00	2.55	AC	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,770	105.8000	100.51	177,903	2008	2008	0	0	7.00	93.00
1 SINGLE FAM - 0% - 0 Heated Area: 1705 HX Base Yr											
11458 CR 121, BRYCEVILLE											

BLD DATE	02/03/2009	RK	LGL DATE	
XF DATE	02/03/2009	RKD	LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
24,482											

Total Acres: 2.55 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1 6	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										165,450	
TOTAL MARKET OB/XF VALUE										24,482	
TOTAL LAND VALUE - MARKET										76,500	
TOTAL MARKET VALUE										266,432	
SOH/AGL Deduction										24,092	
ASSESSED VALUE										242,340	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										242,340	
TOTAL JUST VALUE										266,432	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										259,975	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21412	CO ISSUED	130,000	10/17/2008
E21022	ELEC OTHER	5,500	07/01/2008
M13962	MECH OTHER	0	07/01/2008
P13340	OTHER	0	07/01/2008
B21412	NEW CONSTR	130,000	05/01/2008
R11297	REPAIR/RRF	1,000	05/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2096/0974	1/20/2017	WD	Q	I	01	135,000			
GRANTOR:MULLIS RONALD & BREND									
GRANTEE:GODBEY RICHARD DAVI									
1867/1936	6/26/2013	QC	U	I	11	73,500			
GRANTOR:GREEN TREE SERVICING									
GRANTEE:MULLIS RONALD & BRE									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W10 N4 W6 S4 W15 S24 FOP=[YR=2008] W5 D4 L4 S4 D4 R4 E4 U2 R1 E9 STR=[YR=2008] S4 E6 N4 W6 \$ E6 N8 W15 N2 \$ S2 E18 D3 R3 E7 U3 R3 N26 \$ PTR= E30 FUS=[YR=2008] E31 S26 D3 L3 W7 U3 L3 W9 S1 W9 N27 \$ W30 \$.											

OTHER ADJUSTMENTS AND NOTES											

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