PT OF LOT 13
IN OR 2498/1877
RIVERSIDE ESTATES #1 PB 5/171

RODGERS PATRICIA ANN/RODGERS STEVEN R
11756 CR 121
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

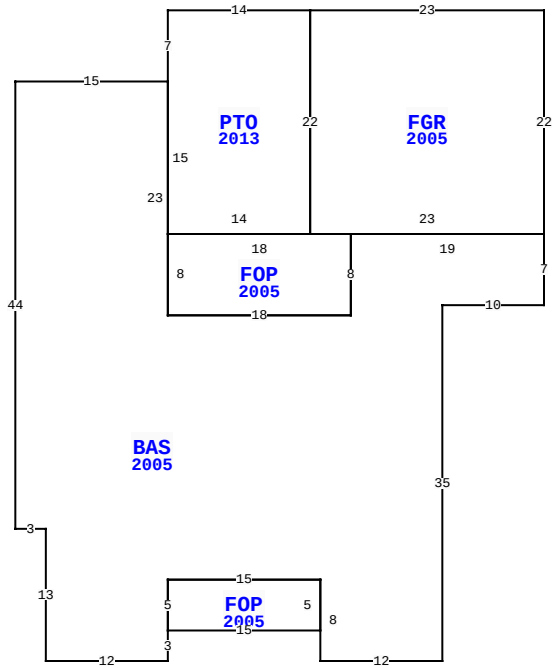
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,756	100	1,756	199,952
FGR	506	55	278	31,655
FOP	75	30	22	2,505
FOP	144	30	43	4,897
PTO	308	5	15	1,708
TOTALS	2,789		2,114	240,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,114	100.1070	125.13	264,525	2005	2005	0	0	0	9.00	91.00

2 SNGL FAM – 100% - 2022 Heated Area: 1756 HX Base Yr 2022



11756 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		240,718
TOTAL MARKET OB/XF VALUE		19,872
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		310,990
SOH/AGL Deduction		78,753
ASSESSED VALUE		232,237
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		177,237
TOTAL JUST VALUE		310,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412425	NEW CONSTR	135,262	01/03/2004
MH023931	MH MOVE-ON	0	09/01/2002
B020198	FOUNDATION	1,995	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1864	9/20/2021	QC	U	I	11	50,000
GRANTOR: BRYCEVILLE MINERALS L						
GRANTEE: KITTRELL PAUL & MAR						
2498/1877	9/09/2021	TD	Q	I	01	350,000
GRANTOR: KITTRELL PAUL & MARY						
GRANTEE: RODGERS PATRICIA AN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W23 PTO=[YR=2013] W14 S7 BAS=[YR=2005] W15 S44 E3 S13 E12 N3 FOP=[YR=2005] E15 N5 W15 S5$ N5 E15 S8 E12 N35 E10 N7 W19 FOP=[YR=2005] W18 S8 E18 N8$ S8 W18 N23$ S15 E14 N22$ S22 E23 N22$.

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	0940	SHEDS/PORT	0	100	16	8	128.00	SF	20.10	20.10	100	2002	2002	3	20	515	
2	0350	CARPORT WD	0	100	16	12	192.00	SF	8.58	8.58	100	2002	2002	3	20	329	
3	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	2003	2003	3	32	614	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
5	0812	CONCRETE C	0	100	0	0	2,664.00	SF	4.00	4.00	100	2006	2006	3	87	9,271	
6	0461	IRON FENCE	0	100	0	0	60.00	SF	8.50	8.50	100	2006	2006	3	90	459	
7	0910	SCRN RM L	0	100	22	14	308.00	SF	15.00	15.00	100	2013	2013	3	60	2,772	
8	0351	CARPORT MT	0	100	30	20	600.00	SF	6.30	6.30	100	2016	2016	3	74	2,797	

LAND DESCRIPTION

TOTAL OB/XF 19,872

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	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 10/19/2021 BY TWA Total Acres: 1.68 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/06/2024 BY SYS