LOT 42
RIVERSIDE ESTATES #1 PB 5/171

COXWELL GRACI/COXWELL JODI
12058 DR WHATAPEPSI LANE
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

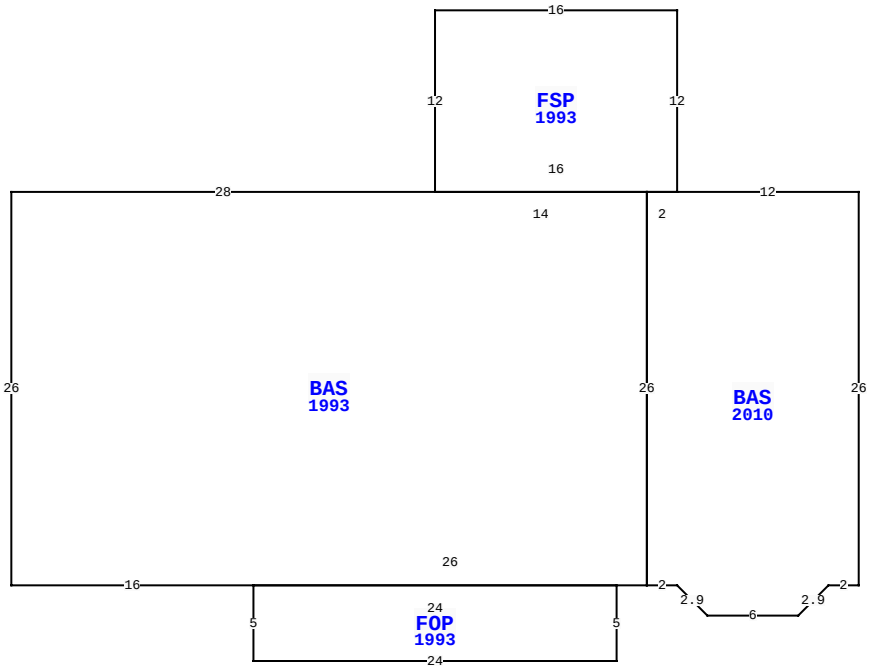
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	120,242
BAS	380	100	380	41,842
FOP	120	30	36	3,964
FSP	192	40	77	8,479
TOTALS	1,784		1,585	174,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,585	113.6637	142.08	225,197	1988	1993	0	0	0	22.50	77.50

1 SNGL FAM – 100% - 2024 Heated Area: 1472 HX Base Yr 2024



12058 DR WHATAPEPSI LN, 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		174,528
TOTAL MARKET OB/XF VALUE		2,551
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		237,079
SOH/AGL Deduction		0
ASSESSED VALUE		237,079
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,079
TOTAL JUST VALUE		237,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3262	NEW CONSTR	0	10/26/1988
5204	NEW CONSTR	52,548	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0026	3/24/2022	WD	Q	I	01	286,800
GRANTOR: EDWARDS DAVID A &						
GRANTEE: COXWELL JODI & GRAC						
2378/0602	7/20/2020	QC	U	I	11	100
GRANTOR: EDWARDS SHIRLEY H INT						
GRANTEE: EDWARDS DAVID A & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 FSP=[YR=1993] N12 W16 S12 BAS=[YR=1993] W28 S26 E16 FOP=[YR=1993] S5 E24 N5 W24 $ E26 N26 W14 $ E16 $ W2 S26E2 D2 R2 E6 U2 R2 E2 N26 $.

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	0810	CONCRETE A	0	100	0	0	246.00	SF	6.50	6.50	100	1988	1988	3	54.5	871	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	

LAND DESCRIPTION

TOTAL OB/XF 2,551

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS