LOT 63
IN OR 2133/172
RIVERSIDE ESTATES #1 PB 5/171

DOWLING CHRISTOPHER & SARAH
1584 CR 119
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

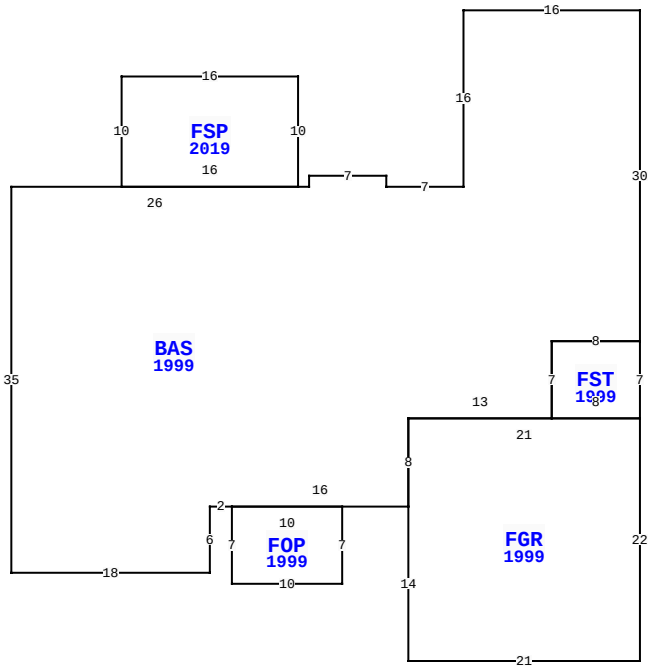
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,800	100	1,800	195,531
FGR	462	55	254	27,592
FOP	70	30	21	2,281
FSP	160	40	64	6,953
FST	56	55	31	3,367
TOTALS	2,548		2,170	235,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,170	101.3418	126.68	274,896	1999	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2023 Heated Area: 1800 HX Base Yr 2023



1584 CR 119, 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		235,723
TOTAL MARKET OB/XF VALUE		4,959
TOTAL LAND VALUE - MARKET		80,100
TOTAL MARKET VALUE		320,782
SOH/AGL Deduction		448
ASSESSED VALUE		320,334
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,334
TOTAL JUST VALUE		320,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006392	REPAIR/RRF	13,845	06/17/2019
B995678	NEW CONSTR	95,000	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/0172	7/12/2017	SW	U	I	12	164,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DOWLING CHRISTOPHER						
2097/1335	1/30/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 S16 W7 N1 W7 S1 W1 FSP=[YR=2019] N10 W16 S10 E16 $ W26 S35 E18 N6 E2 FOP=[YR=1999] S7 E10 N7 W10 $ E16 FGR=[YR=1999] S14 E21 N22 FST=[YR=1999] N7 W8 S7 E8 $W21 S8 $ N8 E13 N7 E8 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2000	2000	3	79	2,054	

LAND DESCRIPTION

TOTAL OB/XF 4,959

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	2.67	AC		1.00	1.00	1.00	30,000.00	30,000.00	80,100							

REVIEW DATE 01/07/2020 BY TWX Total Acres: 2.67 Total Land Value: 80,100 Market: 0 Agricultural: 0 Common: 80,100 PRINTED 08/06/2024 BY SYS