LOT 68
IN OR 1030/166
RIVERSIDE ESTATES #1 PB 5/171

HOKE RANDALL R & CARMEN LOUISE/KEEFE ELIZABETH C
1762 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

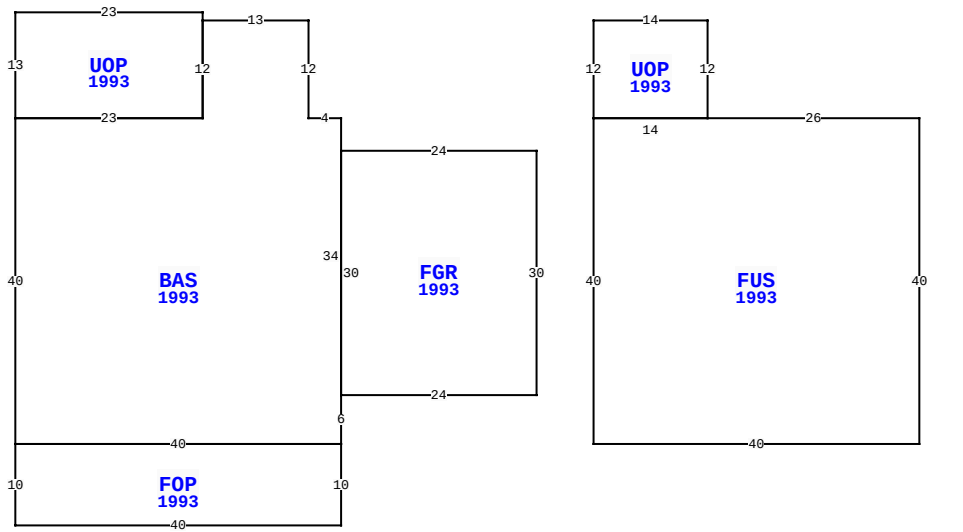
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	1,756	163,013
FGR	720	55	396	36,762
FOP	400	30	120	11,139
FUS	1,600	100	1,600	148,531
UOP	168	20	34	3,156
UOP	299	20	60	5,570
TOTALS	4,943		3,966	368,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,966	85.8600	107.32	425,631	1991	1996	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2002 Heated Area: 3356 HX Base Yr 2002



1762 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		368,171
TOTAL MARKET OB/XF VALUE		7,511
TOTAL LAND VALUE - MARKET		82,750
TOTAL MARKET VALUE		458,432
SOH/AGL Deduction		246,726
ASSESSED VALUE		211,706
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,706
TOTAL JUST VALUE		458,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009402	REPAIR/RRF	15,000	10/18/2019
6987	NEW CONSTR	119,579	02/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1030/0166	1/09/2002	WD	U	I	21	280,000
GRANTOR: JOHNSON ALBERT S						
GRANTEE: HOKE RANDALL ETAL						
0613/0549	12/04/1990	WD	Q	V		19,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: JOHNSON ALBERT S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N12 W13 UOP=[YR=1993] N1 W23 S13 E23 N12$ S12 W23 S40 FOP=[YR=1993] S10 E40 N10 W40$ E40 N6 FGR=[YR=1993] E24 N30 W24 S30$ N34$ PTR= E45 FUS=[YR=1993] E26 S40 W40 N40 UOP=[YR=1993] N12 E14 S12 W14$ E14$ W45$.

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	2.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	4,900	
2	0811	CONCRETE B	0	100	27	30	810.00	SF	5.20	5.20	100	1991	1991	3	62	2,611	

LAND DESCRIPTION

TOTAL OB/XF 7,511

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	3.31	AC		1.00	1.00	1.00	25,000.00	25,000.00	82,750							

REVIEW DATE 01/07/2020 BY TWX Total Acres: 3.31 Total Land Value: 82,750 Market: 0 Agricultural: 0 Common: 82,750 PRINTED 08/06/2024 BY SYS