LOT 70
RIVERSIDE ESTATES #1 PB 5/171

MELLOTT JEFFERY M & SAVANNAH L
2136 CR 119
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

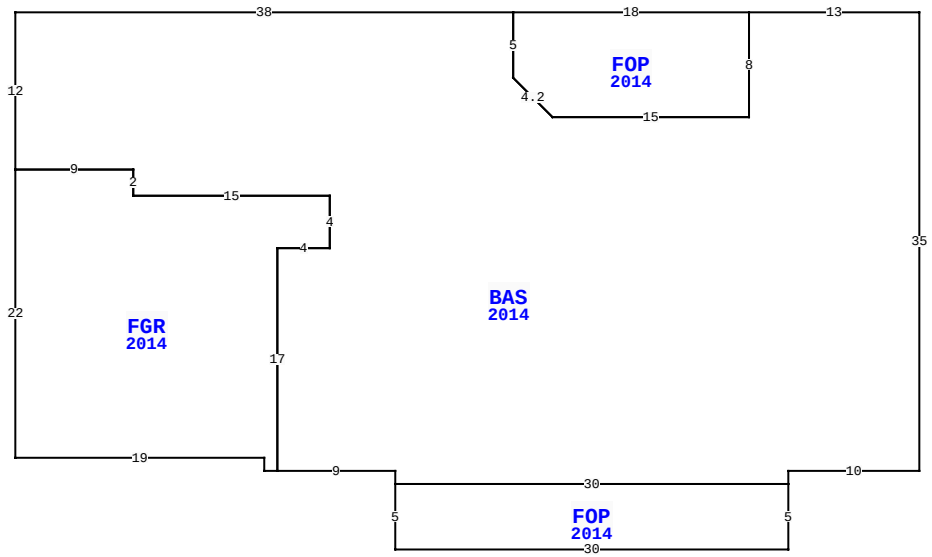
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,852	100	1,852	215,580
FGR	435	55	239	27,820
FOP	140	30	42	4,889
FOP	150	30	45	5,238
TOTALS	2,577		2,178	253,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,178	99.5778	124.47	271,096	2014	2014	0	0	0	6.48	93.52

1 SNGL FAM – 100% - 2016 Heated Area: 1852 HX Base Yr 2016



2136 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		253,529
TOTAL MARKET OB/XF VALUE		5,949
TOTAL LAND VALUE - MARKET		60,900
TOTAL MARKET VALUE		320,378
SOH/AGL Deduction		98,321
ASSESSED VALUE		222,057
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,057
TOTAL JUST VALUE		320,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1429265	NEW CONSTR	222,182	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1629	9/20/2021	WD	U	I	11	100
GRANTOR: MELLOTT JEFFERY M						
GRANTEE: MELLOTT JEFFERY M &						
1908/0441	3/17/2014	QC	U	V	11	100
GRANTOR: MELLOTT JEFFERY P & C						
GRANTEE: MELLOTT JEFFERY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FOP=[YR=2014] W18 S5 D3 R3 E15 N8$ S8 W15 U3 L3 N5 W38 S12 FGR=[YR=2014] S22 E19 S1 E1 N17 E4 N4 W15 N2 W9$ E9 S2 E15 S4 W4 S17 E9 S1 FOP=[YR=2014] S5 E30 N5 W30$ E30 N1 E10 N35$.

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	2014	2014	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	524.00	SF	5.20	5.20	100	2014	2014	3	95	2,589	

LAND DESCRIPTION

TOTAL OB/XF 5,949

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	2.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,900							

REVIEW DATE 03/09/2020 BY TWA Total Acres: 2.03 Total Land Value: 60,900 Market: 0 Agricultural: 0 Common: 60,900 PRINTED 08/06/2024 BY SYS