PT OF LOT 74
IN OR 1710/1678
(EX S-1 & OR 1969/1859)

SISLEY JASON WILLIAM
2286 CR 119
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0074-0000

BUILDING CHARACTERISTICS

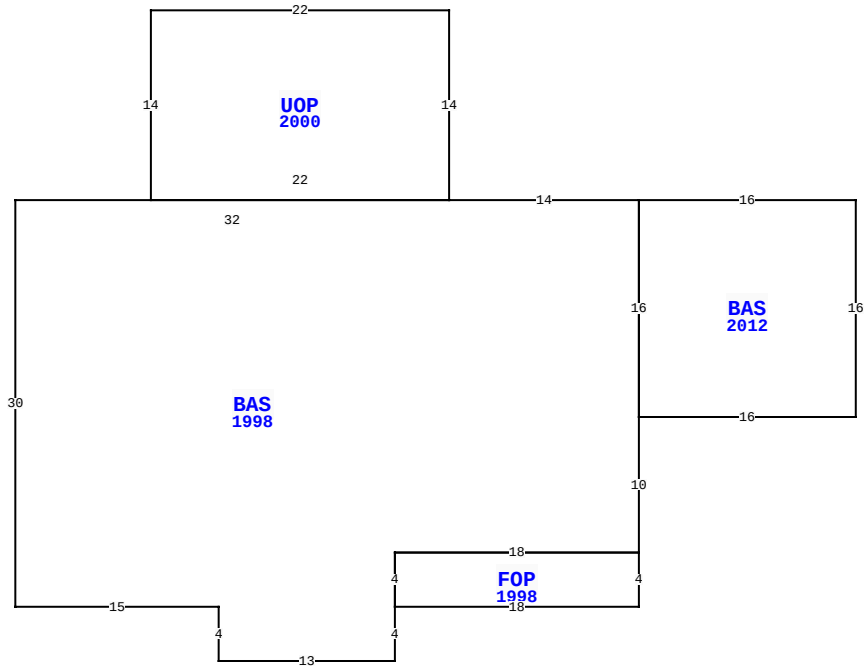
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,360	100	1,360	148,712
BAS	256	100	256	27,993
FOP	72	30	22	2,406
UOP	308	20	62	6,780
TOTALS	1,996		1,700	185,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,700	127.5350	121.16	205,972	1998	2003	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2011 Heated Area: 1616 HX Base Yr 2011



2286 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		185,890
TOTAL MARKET OB/XF VALUE		9,905
TOTAL LAND VALUE - MARKET		35,490
TOTAL MARKET VALUE		231,285
SOH/AGL Deduction		118,869
ASSESSED VALUE		112,416
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,416
TOTAL JUST VALUE		231,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007016	REPAIR/RRF	7,800	08/07/2020
B007227	NEW CONSTR	78,800	06/01/2000
B974317	NEW CONSTR	60,680	10/01/1997
B9603290	XFOB	2,106	09/01/1996
MHU95768	MH MOVE-ON	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1710/1678	11/12/2010	WD	U	I	12	120,000
GRANTOR: FANNIE MAE						
GRANTEE: SISLEY JASON WILLIA						
1650/1038	11/30/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 UOP=[YR=2000] N14 W22 S14 E22 $ W32 S30 E15 S4 E13 N4 FOP=[YR=1998] E18 N4 W18 S4 $ N4 E18 N10
BAS=[YR=2012] E16 N16 W16 S16$ N16 $.

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	548.00	SF	6.50	6.50	100	1996	1996	3	72	2,565	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1999	1999	3	20	1,200	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	8.50	8.50	100	1999	1999	3	20	680	
4	0803	ASPHALT C	0	100	0	0	5,250.00	SF	2.00	2.00	100	2003	2003	3	52	5,460	

LAND DESCRIPTION

TOTAL OB/XF 9,905

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	1.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,490							

REVIEW DATE 12/09/2020 BY TWX Total Acres: 1.18 Total Land Value: 35,490 Market: 0 Agricultural: 0 Common: 35,490 PRINTED 08/06/2024 BY SYS