LOT 75
RIVERSIDE ESTATES #1 PB 5/171

ATON KOLBY W & CIARA M
2320 CR 119
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

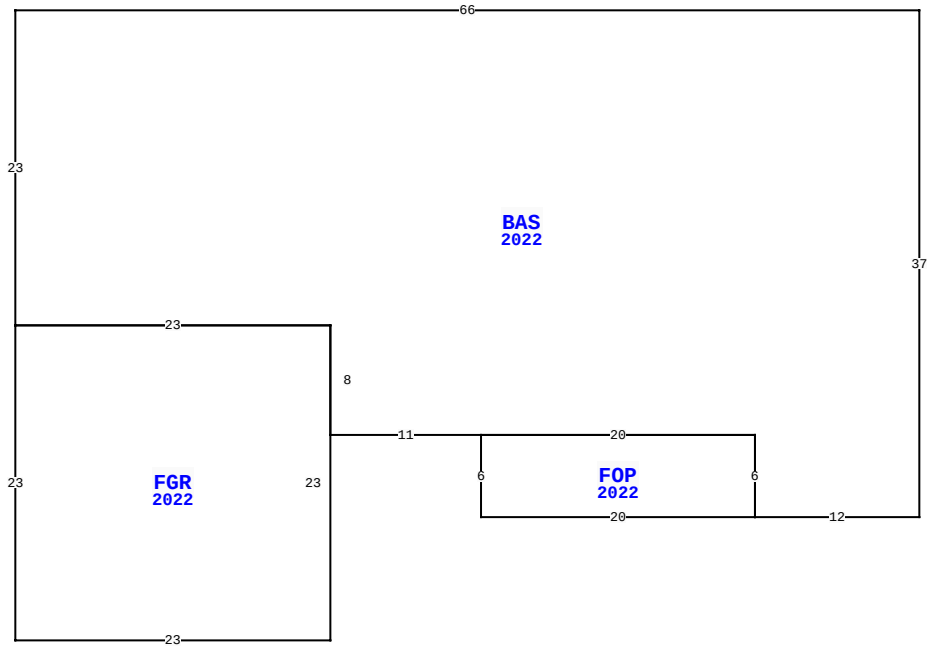
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	1,934	300,486
FGR	529	55	291	45,213
FOP	120	30	36	5,593
TOTALS	2,583		2,261	351,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,261	124.2934	155.37	351,292	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 1934 HX Base Yr 2023



2320 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		351,292
TOTAL MARKET OB/XF VALUE		7,125
TOTAL LAND VALUE - MARKET		80,400
TOTAL MARKET VALUE		438,817
SOH/AGL Deduction		39,242
ASSESSED VALUE		399,575
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		349,575
TOTAL JUST VALUE		438,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006387	CO ISSUED	0	04/22/2022
21008877	NEW CONSTR	272,904	07/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0409	2/02/2021	WD	Q	I	01	59,000
GRANTOR: BENNETT'S PROP SERVIC						
GRANTEE: ATON KOLBY W & CIAR						
2329/0949	1/02/2020	WD	Q	I	01	42,000
GRANTOR: BROWN NICHOLAS R & AM						
GRANTEE: BENNETT'S PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W66 S23 FGR=[YR=2022] S23 E23 N23 W23$ E23 S8 E11 FOP=[YR=2022] S6 E20 N6 W20$ E20 S6 E12 N37$.

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	0680	POLE SHED	0	100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	40	1,600	
2	0810	CONCRETE A	0	100	0	0	850.00	SF	6.50	6.50	100	2022	2022	3	100	5,525	

LAND DESCRIPTION

TOTAL OB/XF 7,125

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	2.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	80,400							

REVIEW DATE 05/17/2022 BY TWX Total Acres: 2.68 Total Land Value: 80,400 Market: 0 Agricultural: 0 Common: 80,400 PRINTED 08/06/2024 BY SYS