



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,201	100	2,201	302,651
FGR	539	55	296	40,702
FOP	48	30	14	1,925
FOP	246	30	74	10,175
TOTALS	3,034		2,585	355,453

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,203.00	SF	4.00	4.00	
2	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	52.50	52.50	
3	0811	CONCRETE B	0	100	40	15	600.00	SF	5.20	5.20	
4	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
6	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	
7	0855	CONC PAVER	0	100	0	0	606.00	SF	10.00	10.00	
8	0462	ST/AL FNC	0	100	124	4	496.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0004	OR	0.00	0.00	1.98	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,585	126.0768	157.60	407,396	2006	2006	0	0	0	12.75 87.25
1 SNGL FAM - 100% - 0											
Heated Area: 2201											
HX Base Yr											
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TOTAL OB/XF											
79,108											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		378,538	
TOTAL MARKET OB/XF VALUE		79,108	
TOTAL LAND VALUE - MARKET		59,400	
TOTAL MARKET VALUE		517,046	
SOH/AGL Deduction		245,211	
ASSESSED VALUE		271,835	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		221,835	
TOTAL JUST VALUE		517,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,571	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006383	REPAIR/RRF	60,000	04/22/2022
20011345	GARAGE	57,960	12/21/2020
17007016	SWIM POOL	35,000	11/07/2017
C16838	CO ISSUED	162,145	03/01/2006
E16878	ELEC OTHER	5,000	03/01/2006
M11245	MECH OTHER	0	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2724/388	7/08/2024	WD	U	I	11	100	
GRANTOR: ALLEN JAMES D & ATHEN							
GRANTEE: ATON CIARA							
0581/0987	10/16/1989	WD	Q	V		14,000	
GRANTOR: STOKES-NASSAU INC							
GRANTEE: ALLEN JAMES D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W18 FOP=[YR=2006] W29 S10 E18 N4 E11 N6\$ S6 W11 S4 W18 N10 W16 S45 E17 FOP=[YR=2006] E8 N6 W8 S6\$ N6 E8 S7 E15 FGR=[YR=2006] S7 E23 N25 W11 S3 W12 S15\$ N15 E12 N3 E11 N28\$.											

**ALLEN JAMES D & ATHENA L/E/
2305 CR 119
BRYCEVILLE, FL 32009**

2024

08-1S-23-1830-0079-0000

[illegible]