LOT 90
RIVERSIDE ESTATES #1 PB 5/171

REYNOLD SYDNEY/REYNOLDS DAVID G ET AL
2934 FISHER OAK PLACE
GREEN COVE SPRING, FL 32043

2024

08-1S-23-1830-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

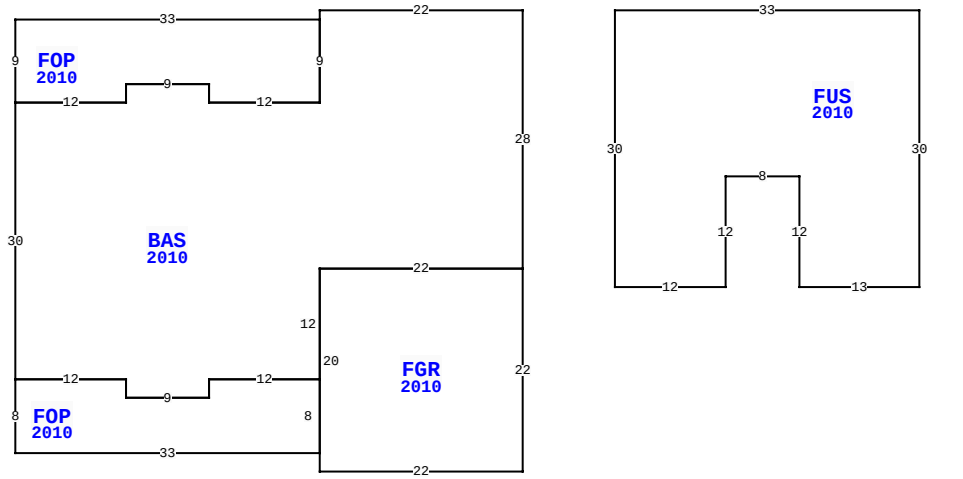
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100	1,642	171,388
FGR	484	55	266	27,765
FOP	246	30	74	7,724
FOP	279	30	84	8,767
FUS	894	100	894	93,314
TOTALS	3,545		2,960	308,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,960	88.8300	111.04	328,678	2010	2010	0	0	0	6.00	94.00

2 SNGL FAM – 100% - 2016 Heated Area: 2536 HX Base Yr 2016



1825 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		329,004
TOTAL MARKET OB/XF VALUE		6,752
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		450,756
SOH/AGL Deduction		189,418
ASSESSED VALUE		261,338
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,338
TOTAL JUST VALUE		450,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23185	CO ISSUED	0	05/19/2010
E22365	ELEC OTHER	0	01/01/2010
P14114	OTHER	0	01/01/2010
B23185	NEW CONSTR	346,622	01/01/2010
8911	MH MOVE-ON	36,000	05/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/435	7/19/2024	FJ		I		0
GRANTOR: REYNOLDS KENNETH T ES						
GRANTEE: REYNOLD SYDNEY						
1984/1479	6/09/2015	FJ	U	I	11	0
GRANTOR: REYNOLDS GARY ELTON E						
GRANTEE: REYNOLDS KENNETH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W22 S1 FOP=[YR=2010] W33 S9 E12 N2 E9 S2 E12 N9 $ S9 W12 N2 W9 S2 W12 S30 FOP=[YR=2010] S8 E33 FGR=[YR=2010] S2 E22 N22 W22 S20 $ N8 W12 S2 W9 N2 W12 $ E12 S2 E9 N2 E12 N12 E22 N28 $ PTR= E10 FUS=[YR=2010] E33 S30 W13 N12 W8 S12 W12 N30 $ W10 $.

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	0300	BOAT DCK W	0	100	14	6	84.00	SF	40.00	40.00	100	2005	2005	3	40	1,344	
2	0812	CONCRETE C	0	100	0	0	1,572.00	SF	4.00	4.00	100	2005	2005	3	86	5,408	

LAND DESCRIPTION

TOTAL OB/XF 6,752

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	4.60	AC		1.00	1.00	1.00	25,000.00	25,000.00	115,000							

REVIEW DATE 07/29/2019 BY TWA Total Acres: 4.60 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

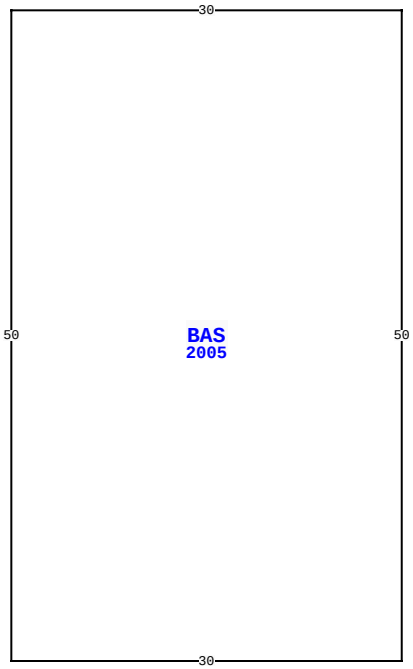
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	20,047
TOTALS	1,500		1,500	20,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	51.6120	18.06	27,090	2005	2005	0	0	0	26.00	74.00

3 GARAGE RES – 100% - 2016 Heated Area: 1500 HX Base Yr 2016



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GRANTOR: REYNOLDS GARY ELTON E						
GRANTEE: REYNOLDS KENNETH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S50 E30 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/29/2019 BY TWA Total Acres: 4.60 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS