LOT 99
IN OR 1171/860
RIVERSIDE ESTATES #1 PB 5/171

PAYNE ERIC
1551 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0099-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

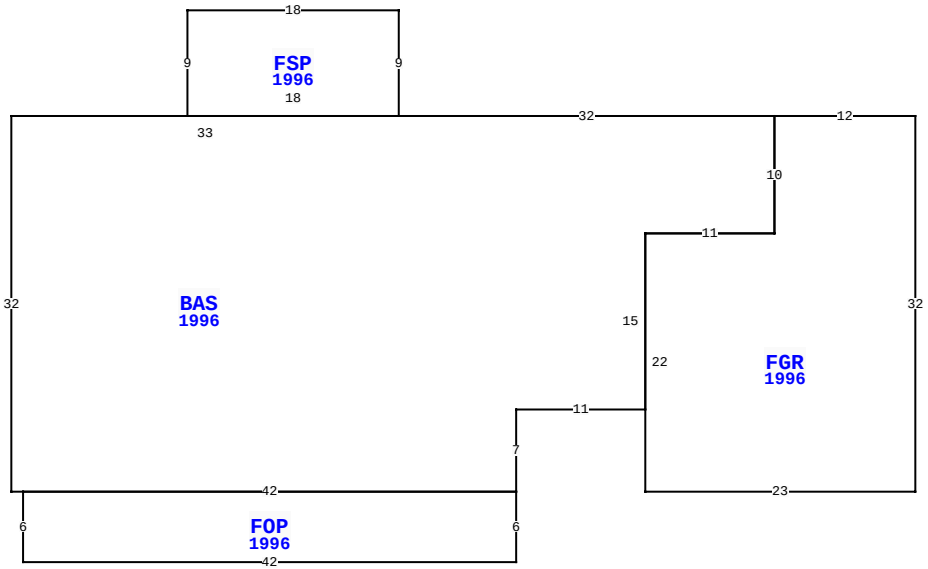
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100	1,761	177,276
FGR	626	55	344	34,630
FOP	252	30	76	7,651
FSP	162	40	65	6,543
TOTALS	2,801		2,246	226,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	126.9002	120.56	270,778	1996	2001	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2004 Heated Area: 1761 HX Base Yr 2004



1551 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		226,100
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		64,080
TOTAL MARKET VALUE		292,945
SOH/AGL Deduction		163,097
ASSESSED VALUE		129,848
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,848
TOTAL JUST VALUE		292,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003707	REPAIR/RRF	10,000	06/14/2017
B963307	NEW CONSTR	77,000	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/0860	9/15/2003	WD	Q	I		148,500
GRANTOR: WILLIAMSON CATRINA &						
GRANTEE: PAYNE ERIC						
1048/1207	4/08/2002	WD	U	I	01	147,000
GRANTOR: WILLIAMSON OLGA						
GRANTEE: WILLIAMSON CATRINA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W12 BAS=[YR=1996] W32 FSP=[YR=1996] N9 W18 S9 E18 $ W33 S32 E1 FOP=[YR=1996] S6 E42 N6 W42 $ E42 N7 E11 N15 E11 N10 $ S10 W11 S22 E23 N32 $.

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	1996	1996	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	2.67	AC		1.00	1.00	0.80	30,000.00	24,000.00	64,080							

REVIEW DATE 03/21/2024 BY WWA Total Acres: 2.67 Total Land Value: 64,080 Market: 0 Agricultural: 0 Common: 64,080 PRINTED 08/06/2024 BY SYS