S 50 FT LOT 109 & ALL LOT 110
IN OR 1982/231
RIVERSIDE ESTATES #1 PB 5/171

WHALEY JOHNNY
10127 CR 121
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0109-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

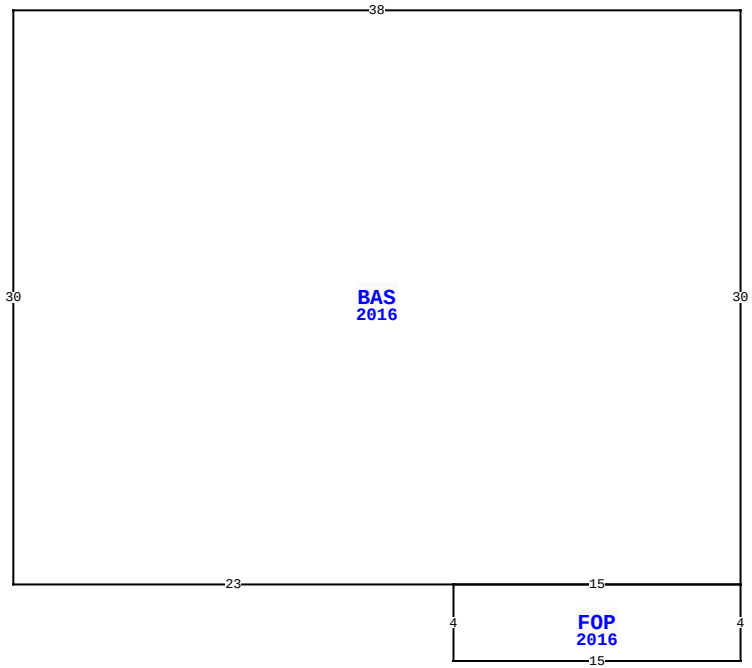
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	123,606
FOP	60	30	18	1,952
TOTALS	1,200		1,158	125,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,158	117.6600	111.78	129,441	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1140 HX Base Yr 2017



10127 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		125,558
TOTAL MARKET OB/XF VALUE		5,729
TOTAL LAND VALUE - MARKET		80,100
TOTAL MARKET VALUE		211,387
SOH/AGL Deduction		90,752
ASSESSED VALUE		120,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,635
TOTAL JUST VALUE		211,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631789	CO ISSUED	0	08/18/2016
B1631789	NEW CONSTR	132,032	02/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1982/0231	5/27/2015	WD	Q	V	01	46,000
GRANTOR: KIRKLAND ELWOOD & MEL						
GRANTEE: WHALEY JOHNNY						
0586/0957	12/21/1989	WD	U	V		3,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: KIRKLAND & GASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W38 S30 E23 FOP=[YR=2016] S4 E15 N4 W15$ E15 N30$.

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	374.00	SF	6.50	6.50	100	2016	2016	3	96	2,334	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 5,729

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.67	AC		1.00	1.00	1.00	30,000.00	30,000.00	80,100							

REVIEW DATE 04/29/2020 BY TWA Total Acres: 2.67 Total Land Value: 80,100 Market: 0 Agricultural: 0 Common: 80,100 PRINTED 08/06/2024 BY SYS