

PT OF NW1/4 OF NE1/4
IN OR 1898/1192
(EX R/W OR 949/1007 & R/R R/W)

ROUNTREE JOE E REVOCABLE LIVING TRUST
11130 US HWY 301
BRYCEVILLE, FL 32009

2024

08-1S-24-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC 8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	88,034
FOP	133	30	40	2,934
TOTALS	1,333		1,240	90,968

L N	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
2	0810	CONCRETE A	0 100	11	31	341.00	SF	6.50	6.50	100	1962	1962	3	20	443	
4	0752	USP	0 100	15	15	225.00	SF	15.00	15.00	100	2013	2013	3	71	2,396	
5	0812	CONCRETE C	0 100	42	30	1,260.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,999	
6	0812	CONCRETE C	0 100	0	0	1,182.00	SF	4.00	4.00	100	2005	2005	3	86	4,066	
7	1242	WD DECK A	0 100	8	6	48.00	SF	10.00	10.00	100	2005	2005	3	24	115	

LAND DESCRIPTION			TOTAL OB/XF 10,019													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	30,000.00	30,000.00

REVIEW DATE 01/14/2021 BY WWA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,240	99.6400	94.66	117,378	1962	1962	0	0	22.50	77.50
1 SINGLE FAM - 100% - 0 Heated Area: 1200 HX Base Yr											
11130 US HWY 301, BRYCEVILLE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

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Total Acres: 1.61 Total Land Value: 48,300 Market: 0 Agricultural: 0 Common: 48,300

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				90,968	
TOTAL MARKET OB/XF VALUE				10,019	
TOTAL LAND VALUE - MARKET				48,300	
TOTAL MARKET VALUE				149,287	
SOH/AGL Deduction				81,282	
ASSESSED VALUE				68,005	
TOTAL EXEMPTION VALUE		HX HB WR SL		68,005	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				149,287	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				184,953	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6490	CHNGE SRVC	1,600	02/13/1990
4844	SWIM POOL	12,590	04/25/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1898/1192	1/17/2014	QC	U	I	11	100
GRANTOR: ROUNTREE JOE E						
GRANTEE: ROUNTREE JOE E REVO						
0091/0363	1/01/1969	TA	Q	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W50 S24 E31 FOP=[YR=1994] S7 E19 N7 W19 \$ E19 N24 \$.																

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