PARCELS 1 & 1-1
N1/2 OF E1/2 OF NE1/4 OF NE1/4
S1/2 OF E1/2 OF NE1/4 OF NE1/4

ROWE CLARENCE W JR & AGNES P
10203 CARROLL ROAD
BRYCEVILLE, FL 32009

2024

16-1S-24-0000-0001-0010

BUILDING CHARACTERISTICS

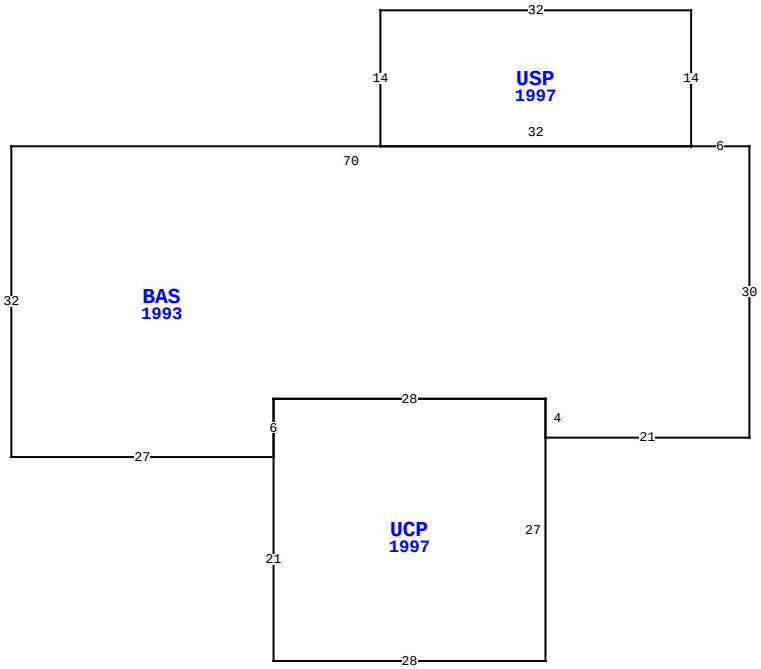
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	2,222	144,791
UCP	756	20	151	9,839
USP	448	30	134	8,732
TOTALS	3,426		2,507	163,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	96.0000	91.20	228,638	1982	1982	0	0	0	28.55	71.45

1 SINGLE FAM – 100% - 0 Heated Area: 2222 HX Base Yr



10203 CARROLL RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		315,993
TOTAL MARKET OB/XF VALUE		5,003
TOTAL LAND VALUE - MARKET		380,000
TOTAL MARKET VALUE		514,246
SOH/AGL Deduction		231,407
ASSESSED VALUE		282,839
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		232,839
TOTAL JUST VALUE		700,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971742	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1898/0961	1/17/2014	QC	U	I	11	100
GRANTOR: ROWE CLARENCE W						
GRANTEE: ROWE CLARENCE W JR						
0158/0512	1/01/1973	WD	U	I		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 USP=[YR=1997] N14 W32 S14 E32 $ W70 S32 E27
UCP=[YR=1997] S21 E28 N27 W28 S6$ N6 E28 S4 E21 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
3	0749	M/H STORG	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 5,003

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	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	415.00	415.00	2,490							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	190.00	190.00	760							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 20.00 Total Land Value: 193,250 Market: 190,000 Agricultural: 3,250 Common: 190,000 PRINTED 08/06/2024 BY SYS

PARCELS 1 & 1-1
N1/2 OF E1/2 OF NE1/4 OF NE1/4
S1/2 OF E1/2 OF NE1/4 OF NE1/4

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2024

16-1S-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
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	03	Quality Level 03

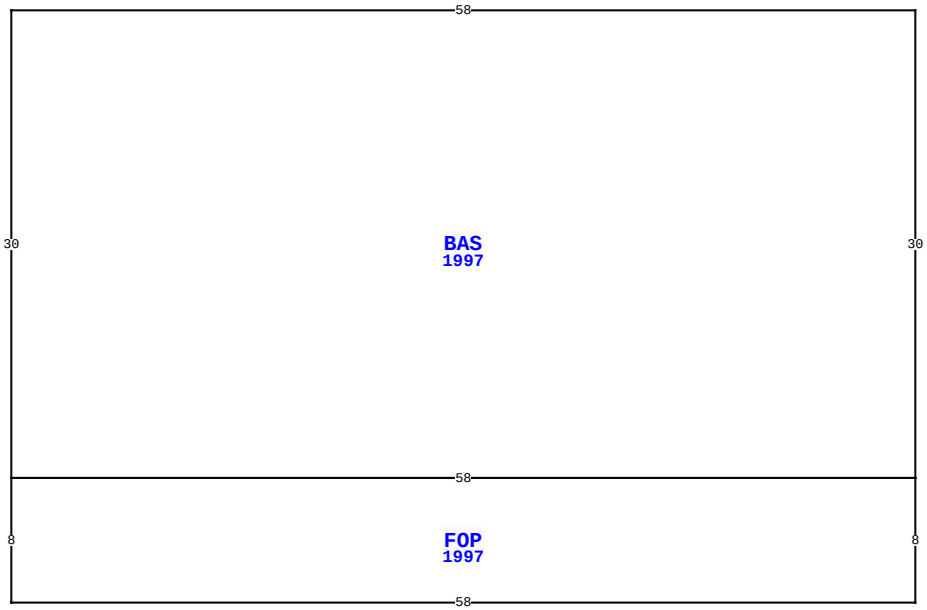
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	141,340
FOP	464	30	139	11,291
TOTALS	2,204		1,879	152,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,879	98.0000	93.10	174,935	1997	1997	0	0	0	12.75	87.25

3 SINGLE FAM – 0% - 0 Heated Area: 1740 HX Base Yr



10203 CARROLL RD, BRYCEVILLE

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BASE TAXABLE VALUE		232,839
TOTAL JUST VALUE		700,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: ROWE CLARENCE W JR						
0158/0512	1/01/1973	WD	U	I		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W58 S30 FOP=[YR=1997] S8 E58 N8 W58 $ E58 N30 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2024 BY WWA Total Acres: 20.00 Total Land Value: 193,250 Market: 190,000 Agricultural: 3,250 Common: 190,000 PRINTED 08/06/2024 BY SYS