PT OF E1/2 OF NW1/4
IN OR 1846/320
EX 3-17

WOODYARD JUDITH Z EST
10886 COUNTY RD 121
BRYCEVILLE, FL 32009

2024

17-1S-23-0000-0003-0040

BUILDING CHARACTERISTICS

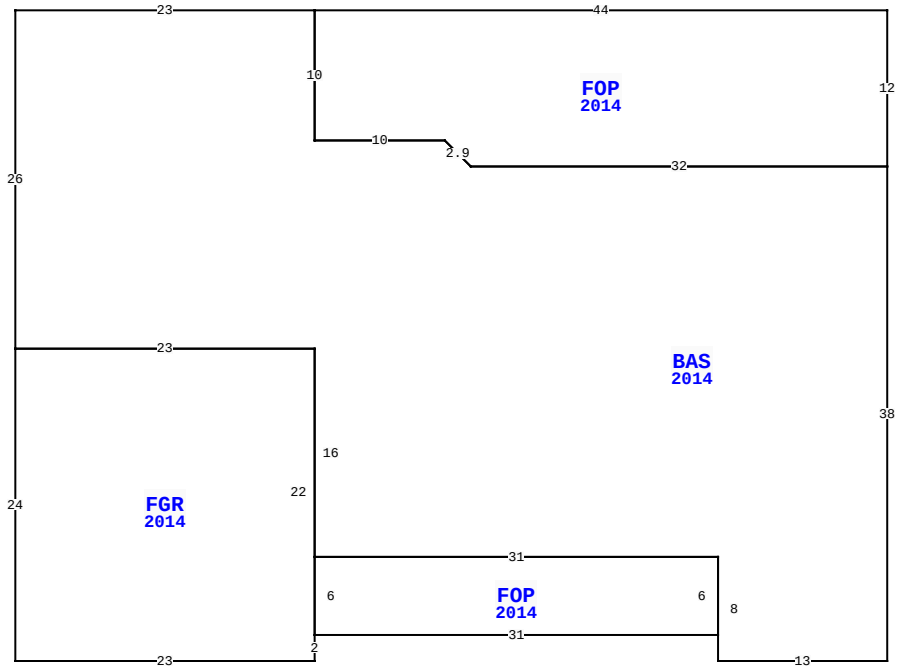
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2,044	281,268
FGR	552	55	304	41,833
FOP	186	30	56	7,706
FOP	506	30	152	20,916
TOTALS	3,288		2,556	351,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,556	117.1104	146.39	374,173	2015	2015	0	0	0	6.00	94.00

2 SNGL FAM – 100% - 2017 Heated Area: 2044 HX Base Yr 2017



10886 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		351,723
TOTAL MARKET OB/XF VALUE		8,767
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		420,490
SOH/AGL Deduction		150,513
ASSESSED VALUE		269,977
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		214,977
TOTAL JUST VALUE		420,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428754	CO ISSUED	0	01/08/2015
B1428754	NEW CONSTR	263,461	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1846/0320	3/15/2013	WD	Q	I	01	35,000
GRANTOR: SHEERIN BRIAN						
GRANTEE: WOODYARD JUDITH Z						
1677/1656	5/17/2010	WD	Q	I	01	35,000
GRANTOR: BARNES PATRICK JEFFER						
GRANTEE: SHEERIN BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W44 BAS=[YR=2014] W23 S26 FGR=[YR=2014] S24 E23 N2 FOP=[YR=2014] E31 N6 W31 S6$ N22 W23$ E23 S16 E31 S8 E13 N38 W32 U2 L2 W10 N10$ S10 E10 D2 R2 E32 N12$.

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	0812	CONCRETE C	0	100	0	0	1,329.00	SF	2.56	2.56	100	2017	2017	3	97	3,300	
2	0810	CONCRETE A	0	100	0	0	139.00	SF	6.50	6.50	100	1995	1995	3	70	632	
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 8,767

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 03/10/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS