

IN NW1/4 IN OR 2115/751
ESMT IN OR 412/201

SAMPSON JAMES A & STACEY
12156 RIVERGATE WAY
BRYCEVILLE, FL 32009

2024

17-1S-23-0000-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	1,280	100	1,280	118,257
FGR	624	55	343	31,689
FOP	72	30	22	2,033
FOP	320	30	96	8,870
FUS	1,040	100	1,040	96,084
UOP	84	20	17	1,571

TOTALS	3,420		2,798	258,503
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00 UT 3,500.00	
3	1242	WD DECK A	0	100	0	0		528.00 SF 10.00	
4	0861	POOL GUNIT	0	100	32	18		576.00 SF 46.75	
5	0845	KOOL DECK	0	100	0	0		502.00 SF 7.25	
6	0811	CONCRETE B	0	100	0	0		600.00 SF 5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.34

REVIEW DATE 01/06/2023 BY WWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,798	119.3280	113.36	317,181	1986	1986	0	0	0 18.50	81.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2320 HX Base Yr 2023											

12156 RIVERGATE WAY, BRYCEVILLE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00	100	1986	1986	3	60	2,100	
3	1242	WD DECK A	0	100	0	0		528.00	10.00	100	1986	1986	3	20	1,056	
4	0861	POOL GUNIT	0	100	32	18		576.00	46.75	100	1990	1990	3	20	5,386	
5	0845	KOOL DECK	0	100	0	0		502.00	7.25	100	1990	1990	3	59.5	2,166	
6	0811	CONCRETE B	0	100	0	0		600.00	5.20	100	1992	1992	3	64	1,997	

TOTAL OB/XF											
12,705											

Total Acres: 4.34 Total Land Value: 108,500 Market: 0 Agricultural: 0 Common: 108,500

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		258,503	
TOTAL MARKET OB/XF VALUE		12,705	
TOTAL LAND VALUE - MARKET		108,500	
TOTAL MARKET VALUE		379,708	
SOH/AGL Deduction		0	
ASSESSED VALUE		379,708	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		329,708	
TOTAL JUST VALUE		379,708	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,902	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6522	SWIM POOL	10,300	06/11/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2115/0751	4/17/2017	WD	Q	I	01
GRANTOR: GIDDENS G B					SALE PRICE 230,000
GRANTEE: SAMPSON JAMES A & S					
0398/0424	9/01/1983	WD	Q	V	9,500
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W14 S6 BAS=[YR=1993] W38 FGR=[YR=1993] W24 S26E24 FOP=[YR=1993] E12 N6 W12 S6\$ N26\$ S20 E12 S6 FOP=[YR=1993] S8 E40 N8 W40\$ E40 N26 W14\$ E14 N6\$ PTR=E15 FUS=[YR=1993] E40 S26 W40 N26\$ W15\$.									

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