PT OF SECTS 19 & 20
IN OR 2724/1120

DUNCAN PERDIE KELLY JR & RUTH COLLOTZI
958 LIMOUSINE LANE
BRYCEVILLE, FL 32009

2024

19-1S-23-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

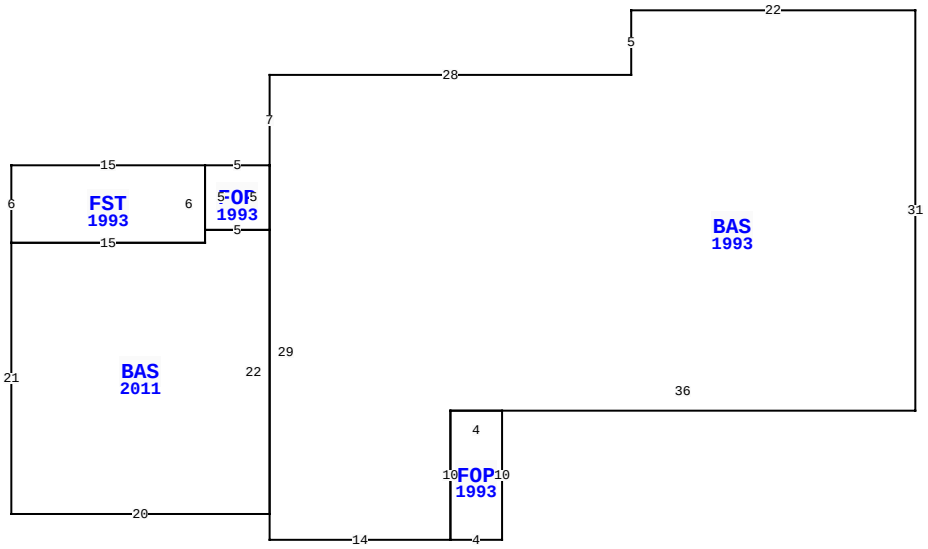
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1,550	107,481
BAS	425	100	425	29,471
FOP	25	30	8	555
FOP	40	30	12	832
FST	90	55	50	3,467
TOTALS	2,130		2,045	141,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	96.0400	91.24	186,546	1958	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1975 HX Base Yr 2006



958 LIMOUSINE LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		141,805
TOTAL MARKET OB/XF VALUE		16,606
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		253,411
SOH/AGL Deduction		121,059
ASSESSED VALUE		132,352
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,352
TOTAL JUST VALUE		253,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1120	7/11/2024	WD	Q	I	01	435,000
GRANTOR: SKINNER EUGENE WAYNE						
GRANTEE: DUNCAN PERDIE KELLY						
1492/1267	4/16/2007	WD	U	I	07	100
GRANTOR: SKINNER KRISAN						
GRANTEE: SKINNER EUGENE WAYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S5 W28 S7 FOP=[YR=1993] W5 FST=[YR=1993] W15 S6 BAS=[YR=2011] S21 E20 N22 W5 S1 W15$ E15 N6$ S5 E5 N5$ S29 E14FOP=[YR=1993] E4 N10 W4 S10$ N10 E36 N31$.

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	0510	GARAGE WD-	0	100	32	22	704.00	SF	35.00	35.00	100	1970	1970	3	20	4,928	
2	0200	BARN WD 0-	0	100	40	28	1,120.00	SF	20.00	20.00	100	1970	1970	3	20	4,480	
3	0681	POLE SHED	0	100	36	30	1,080.00	SF	15.00	15.00	100	2000	2000	3	28	4,536	
4	0810	CONCRETE A	0	100	18	4	72.00	SF	6.50	6.50	100	1994	1994	3	68	318	
5	0810	CONCRETE A	0	100	28	14	392.00	SF	6.50	6.50	100	2011	2011	3	92	2,344	

LAND DESCRIPTION

TOTAL OB/XF 16,606

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	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS