PT OF SE1/4
IN OR 950/474

ALFORD GARY L & MARGUERITE A
919 LIMOUSINE LANE
BRYCEVILLE, FL 32009

2024

19-1S-23-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

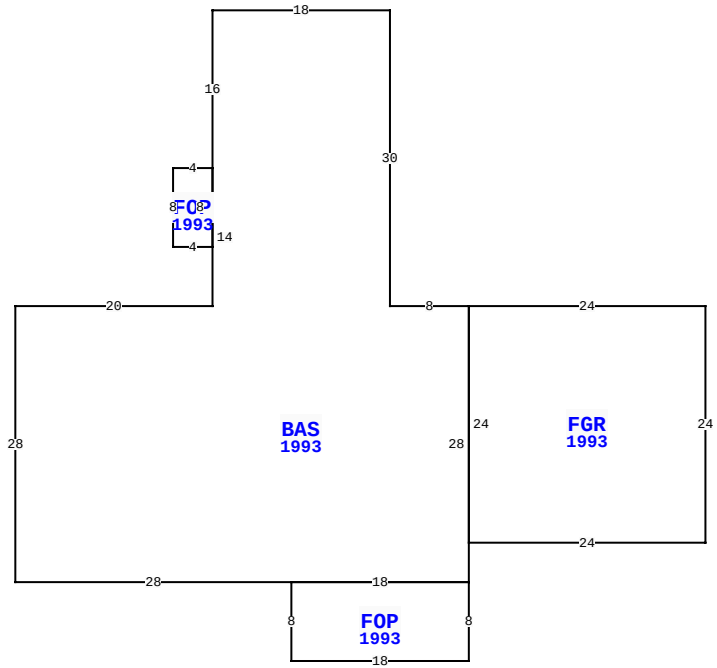
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,828	100	1,828	174,766
FGR	576	55	317	30,307
FOP	32	30	10	956
FOP	144	30	43	4,111
TOTALS	2,580		2,198	210,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,198	108.4860	135.61	298,071	1969	1984	0	0	0	29.50	70.50

1 SNGL FAM – 100% - 2002 Heated Area: 1828 HX Base Yr 2002



919 LIMOUSINE LN, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		210,140
TOTAL MARKET OB/XF VALUE		9,217
TOTAL LAND VALUE - MARKET		200,830
TOTAL MARKET VALUE		420,187
SOH/AGL Deduction		267,531
ASSESSED VALUE		152,656
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		97,656
TOTAL JUST VALUE		420,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017347	METAL ROOF	18,200	12/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/0474	9/20/2000	WD	Q	I		175,000

GRANTOR: O'BRIEN JAMES & COLLE

GRANTEE: ALFORD GARY & MARGU

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W8 N30 W18 S16 FOP=[YR=1993] W4 S8 E4 N8$ S14 W20 S28 E28 FOP=[YR=1993] S8 E18 N8 W18$ E18 N28$ S24 E24 N24$.

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	0200	BARN WD 0-	0	100	32	48	1,536.00	SF	20.00	20.00	100	1980	1980	3	20	6,144	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1969	1969	3	30.4	2,128	
3	0811	CONCRETE B	0	100	0	0	559.00	SF	5.20	5.20	100	1980	1980	3	32.5	945	

LAND DESCRIPTION

TOTAL OB/XF 9,217

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	10.57	AC		1.00	1.00	1.00	19,000.00	19,000.00	200,830							

REVIEW DATE 02/03/2022 BY TWA Total Acres: 10.57 Total Land Value: 200,830 Market: 0 Agricultural: 0 Common: 200,830 PRINTED 08/06/2024 BY SYS