

IN OR 2687/887
EX 1-12

CROSS BRANDON/RODRIQUEZ MARISA
8396 US HWY 301
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0001-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	16	WD FR STUC 90	0820	02	1,904	132.2200	92.55	176,215	1980	2010	0	0	0	34.00	66.00	VALUATION BY STANDARD									
Exterior Wall	30	VINYL 10	1 M/H 93- - 100% - 2024													Heated Area: 1782 HX Base Yr 2024									
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 116,302									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 14,046									
Interior Floor	13	LVT/LAMNT 70														TOTAL LAND VALUE - MARKET 30,000									
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE 160,348									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 60,644									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 99,704									
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms	2	100														BASE TAXABLE VALUE 49,704									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 160,348									
Stories	1.	1. 100	NCON VALUE 68,543																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 76,995																						
Quality			04	Quality Level 04																					
DOR CODE			0200 MOBILE HOME																						
MAP NUM			MKT AREA													09									
NEIGHBORHOOD/LOC			9001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,646	100	1,646	100,542																					
BAS	136	100	136	8,307																					
USP	244	50	122	7,452																					
TOTALS			2,026	1,904	116,302																				
EXTRA FEATURES			8396 US HWY 301, BRYCEVILLE																						
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										
2	0510	GARAGE WD-	0	100	46	26		1,196.00	SF	35.00					11,721										
3	0501	FP-AVERAGE	0	100	0	0		1.00	UT	5,000.00					2,325										
LAND DESCRIPTION			TOTAL OB/XF 14,046																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
REVIEW DATE 03/12/2024 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS																									