IN OR 2396/510

WRIGHT MARJORIE A L/E/
6655 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0004-0190

BUILDING CHARACTERISTICS

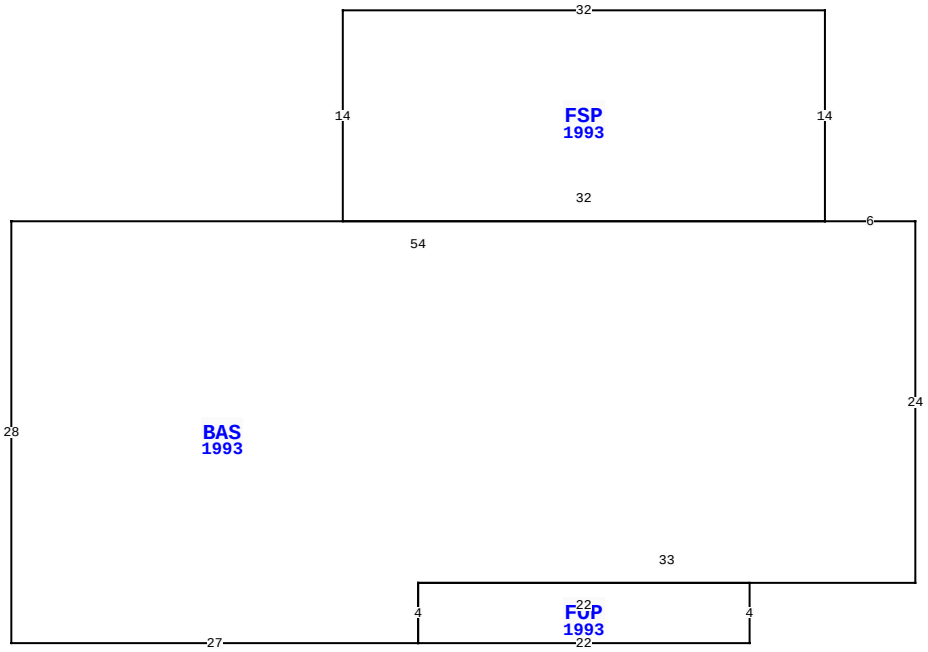
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,548	100	1,548	126,737
FOP	88	30	26	2,129
FSP	448	40	179	14,655
TOTALS	2,084		1,753	143,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,753	111.2000	105.64	185,187	1978	1978	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 0 Heated Area: 1548 HX Base Yr



6655 CR 119, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		143,520
TOTAL MARKET OB/XF VALUE		22,756
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		226,276
SOH/AGL Deduction		102,634
ASSESSED VALUE		123,642
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		63,642
TOTAL JUST VALUE		226,276
NCON VALUE		1,290
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4006	N/A	13,000	04/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2396/0510	9/28/2020	LE	U	I	11	100
GRANTOR: WRIGHT MARJORIE A						
GRANTEE: GRANVILLE ROBERT W						
0235/0305	3/01/1977	WD	U	V		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FSP=[YR=1993] N14 W32 S14 E32$ W54 S28 E27
FOP=[YR=1993] E22 N4 W22 S4$N4 E33 N24$.

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	0510	GARAGE WD-	0	100	26	30	780.00	SF	35.00	35.00	100	1987	1987	3	20	5,460	
2	0861	POOL GUNIT	0	100	19	20	380.00	SF	85.00	85.00	100	1987	1987	3	20	6,460	
3	0845	KOOL DECK	0	100	0	0	797.00	SF	7.25	7.25	100	1987	1987	3	52	3,005	
4	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1987	1987	3	52	811	
5	0350	CARPORT WD	0	100	36	30	1,080.00	SF	13.00	13.00	100	2011	2011	3	50	7,020	

LAND DESCRIPTION

TOTAL OB/XF 22,756

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	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 03/27/2024 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS