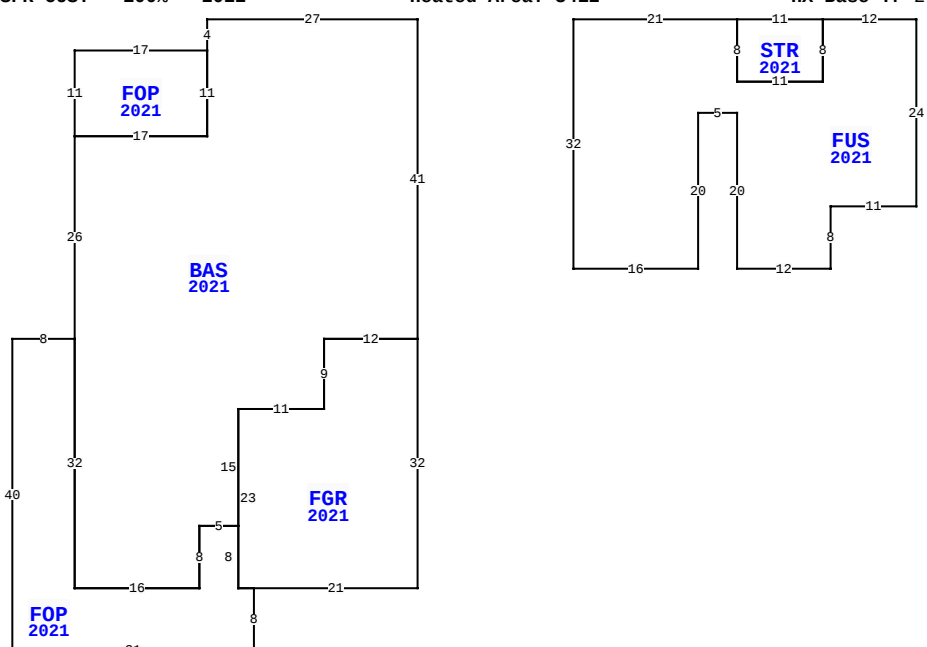


WARREN KENNETH R & MARGIE F
PO BOX 39
BRYCEVILLE, FL 32009

20-1S-23-0000-0007-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	31	HARDIE BRD 80								0500	01	3,990	89.3430	134.01	534,700	2021	2021	0	0	0	0.70	99.30	VALUATION BY								STANDARD												
Exterior Wall	20	FACE BRICK 20								1 SFR CUST - 100% - 2022										Heated Area: 3412										HX Base Yr 2022										Tax Group: 6		Tax Dist:	
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										594,381													
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										5,760													
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										190,000													
Interior Floo	13	LVT/LAMNT 70																		TOTAL MARKET VALUE										726,423													
Interior Floo	11	CLAY TILE 30																		SOH/AGL Deduction										74,212													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										652,211													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,000													
Bedrooms		3 100																		BASE TAXABLE VALUE										602,211													
Bathrooms		2 100																		TOTAL JUST VALUE										790,141													
Frame	02	WOOD FRAME 100																		NCON VALUE										0													
Stories	0	0 100								INCOME VALUE																																	
Units	0	0 100								PREVIOUS YEAR MKT VALUE										767,200																							
Occupancy	00	NONE 100																																									
Quality		01	Quality Level 01																																								
DOR CODE		5401	TIMBER 2-1 SI 90+																																								
MAP NUM			MKT AREA						09																																		
NEIGHBORHOOD/LOC		9001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,280	100	2,280	303,404																																							
FGR	637	55	350	46,576																																							
FOP	187	30	56	7,452																																							
FOP	544	30	163	21,691																																							
FUS	1,132	100	1,132	150,637																																							
STR	88	10	9	1,198																																							
TOTALS		4,868	3,990	530,957																																							
EXTRA FEATURES										9192 CR 121, BRYCEVILLE										BLD DATE										LGL DATE													
																				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	0461	IRON FENCE	0 100	20	6	120.00	SF	8.50	8.50	100	2019	2019	3	99	1,010																												
2	0300	BOAT DCK W	0 100	0	0	500.00	SF	10.00	10.00	100	2021	2021	3	95	4,750																												
																	06/16/2023 MLU																										
LAND DESCRIPTION										TOTAL OB/XF										5,760																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	005000	C	RURAL HOME	100		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	123,500																										
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	795.00	795.00	2,782																										
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	66,500																										
REVIEW DATE 02/01/2022 BY TWX Total Acres: 10.00 Total Land Value: 126,282 Market: 66,500 Agricultural: 2,782 Common: 123,500 PRINTED 08/06/2024 BY SYS																																											

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