

PT OF SE1/4 OF SEC 19-1S-23E &
PT OF SW1/4 OF SEC 20-1S-23E
IN OR 2295/115

PIZARRO ERNESTO
949 LIMOUSINE LANE
BRYCEVILLE, FL 32009

2024

20-1S-23-0000-0007-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

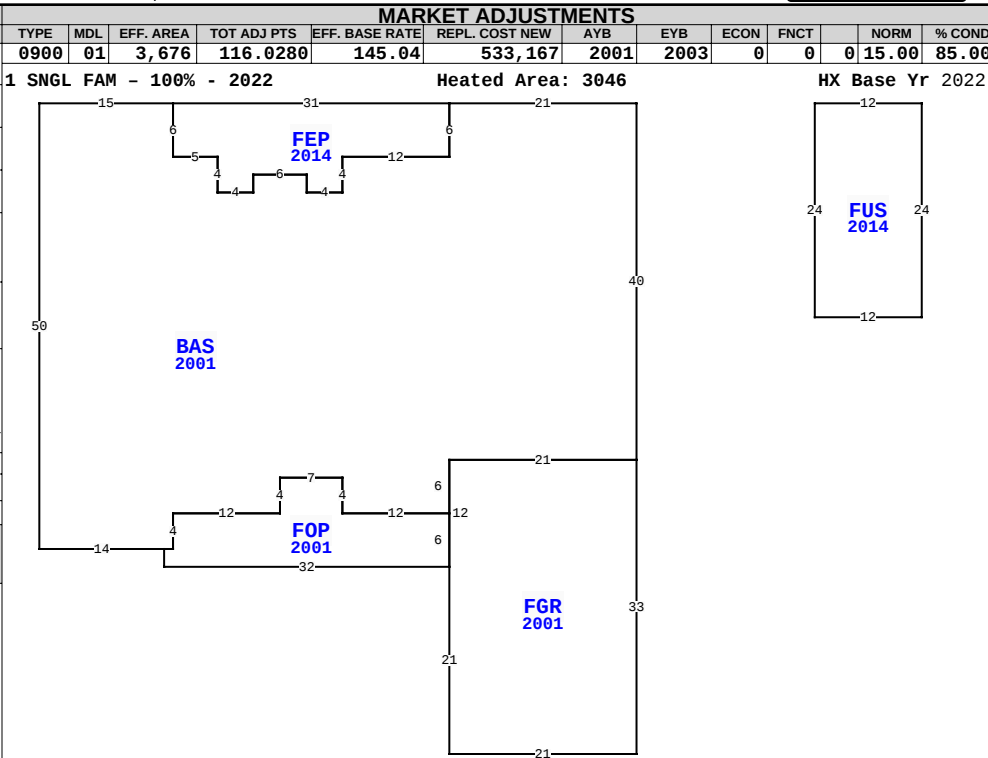
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,758	100	2,758	340,017
FEP	230	80	184	22,684
FGR	693	55	381	46,971
FOP	216	30	65	8,014
FUS	288	100	288	35,506

TOTALS	4,185		3,676	453,192
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0511	GARAGE CB-	0	100	0	0	400.00	SF	40.00
2	0845	KOOL DECK	0	100	0	0	1,100.00	SF	7.25
3	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00
4	0811	CONCRETE B	0	100	0	0	1,250.00	SF	5.20
5	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20
6	0510	GARAGE WD-	0	100	0	0	500.00	SF	35.00
7	0940	SHEDS/PORT	0	100	0	0	100.00	SF	30.00
8	0803	ASPHALT C	0	100	0	0	2,000.00	SF	2.00
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	4,000.00
10	0462	ST/AL FNC	0	100	120	4	480.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	4.00



949 LIMOUSINE LN, BRYCEVILLE	BLD DATE	LGL DATE	06/16/2023	MLU
	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	0511	GARAGE CB-	0	100	0	0	400.00	SF	40.00	40.00	100	2002	2002	3	82	13,120	
2	0845	KOOL DECK	0	100	0	0	1,100.00	SF	7.25	7.25	100	2002	2002	3	82	6,540	
3	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2002	2002	3	29	9,860	
4	0811	CONCRETE B	0	100	0	0	1,250.00	SF	5.20	5.20	100	2002	2002	3	82	5,330	
5	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2002	2002	3	82	3,838	
6	0510	GARAGE WD-	0	100	0	0	500.00	SF	35.00	35.00	100	2002	2002	3	30	5,250	
7	0940	SHEDS/PORT	0	100	0	0	100.00	SF	30.00	30.00	100	2002	2002	3	20	600	
8	0803	ASPHALT C	0	100	0	0	2,000.00	SF	2.00	2.00	100	2002	2002	3	50	2,000	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2001	2001	3	85	3,400	
10	0462	ST/AL FNC	0	100	120	4	480.00	SF	10.00	10.00	100	2002	2002	3	30	1,440	

TOTAL OB/XF															51,378		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		476,041	
TOTAL MARKET OB/XF VALUE		55,702	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		631,743	
SOH/AGL Deduction		121,565	
ASSESSED VALUE		510,178	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		460,178	
TOTAL JUST VALUE		631,743	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		615,103	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009517	REPAIR/RRF	25,850	06/22/2022
20007913	GARAGE	57,960	08/28/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2295/0115	7/31/2019	WD	Q	I	01	354,000	
GRANTOR: PRINCE JOHN N & AMAND							
GRANTEE: PIZARRO ERNESTO							
1937/0374	8/20/2014	WD	Q	I	01	350,000	
GRANTOR: MACDONALD JAMES A & C							
GRANTEE: PRINCE JOHN N & AMA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W21FEP=[YR=2014] W31 S6 E5 S4 E4 N2 E6 S2 E4 N4 E12 N6 \$ S6 W12 S4 W4 N2 W6 S2 W4 N4 W5 N6 W15 S50 E14 FOP=[YR=2001] S2 E32 FGR=[YR=2001] S21 E21 N33 W21 S12 \$ N6 W12 N4 W7 S4 W12 S4 W1 \$ E1 N4 E12 N4 E7 S4 E12 N6 E21 N40 \$ PTR=E20 FUS=[YR=2014] E12 S24 W12 N24\$ W20\$.									

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