SE1/4 OF NE1/4 & NE1/4 OF
SE1/4 OF SEC 22-1S-23E IN
OR 693/1704 (EX UTIL ESMT IN

MEREDITH KATHY K STOKES
4079 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2024

22-1S-23-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

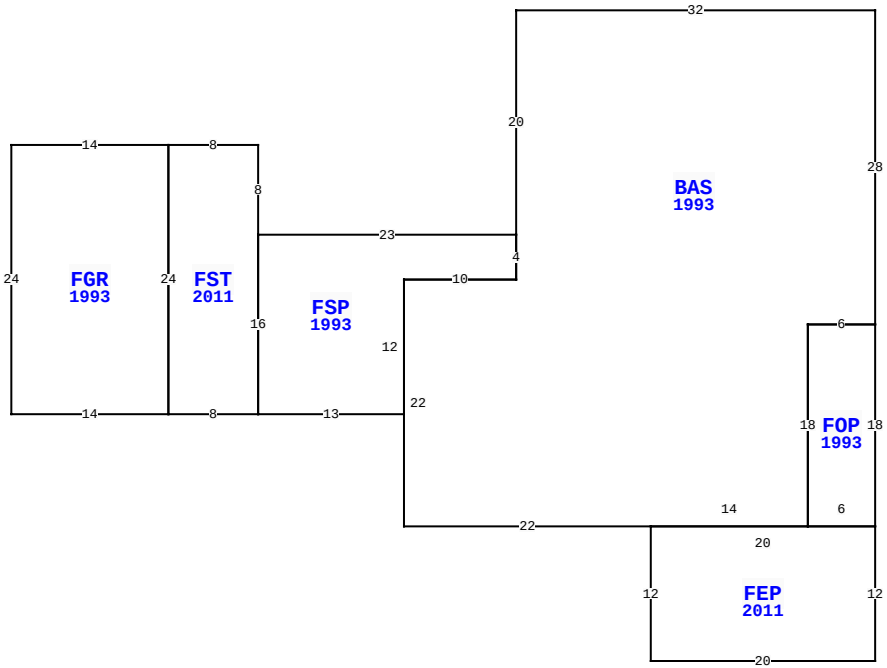
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	99,415
FEP	240	80	192	12,050
FGR	336	55	185	11,611
FOP	108	30	32	2,008
FSP	248	40	99	6,213
FST	192	55	106	6,653
TOTALS	2,708		2,198	137,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	115.6000	109.82	241,384	1951	1956	0	0	0	42.85	57.15

1 SINGLE FAM – 100% - 1998 Heated Area: 1584 HX Base Yr 1998



4079 CR 119, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		137,951
TOTAL MARKET OB/XF VALUE		56,902
TOTAL LAND VALUE - MARKET		410,000
TOTAL MARKET VALUE		252,273
SOH/AGL Deduction		106,228
ASSESSED VALUE		146,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,045
TOTAL JUST VALUE		604,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009528	ADDITION	22,912	08/17/2022
18003242	REPAIR/RRF	10,515	04/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0693/1704	12/09/1993	PR	U	I	01	100
GRANTOR: STOKES EMMA FOURAKER						
GRANTEE: MEREDITH KATHY K ST						
0007/0186		SW	U	V	03	100
GRANTOR: UNITED STATES OF AMER						
GRANTEE: FOURAKRES NATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S20 FSP=[YR=1993] W23 FST=[YR=2011] N8 W8 FGR=[YR=1993] W14 S24 E14 N24 $ S24 E8 N16 $ S16 E13 N12 E10 N4 $ S4 W10 S22 E22 FEP=[YR=2011] S12 E20 N12 FOP=[YR=1993] N18 W6 S18 E6 $ W20 $ E14 N18 E6 N28 $.

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	0511	GARAGE CB-	0	100	56	24	1,344.00	SF	40.00	40.00	100	1981	1981	3	35	18,816	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0680	POLE SHED	0	100	30	12	360.00	SF	7.50	7.50	100	1975	1975	3	20	540	
4	0681	POLE SHED	0	100	60	30	1,800.00	SF	15.00	15.00	100	2021	2021	3	95	25,650	
5	0812	CONCRETE C	0	100	55	24	1,320.00	SF	4.00	4.00	100	2021	2021	3	99	5,227	
6	0812	CONCRETE C	0	100	0	0	1,273.00	SF	4.00	4.00	100	2021	2021	3	99	5,041	

LAND DESCRIPTION

TOTAL OB/XF 56,902

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	36.00	AC		1.00	1.00	1.00	370.00	370.00	13,320							
4	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	350.00	350.00	12,250							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	76.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	380,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 77.00 Total Land Value: 57,420 Market: 380,000 Agricultural: 27,420 Common: 30,000 PRINTED 08/06/2024 BY SYS