LOT 3
DEEP CREEK PLANTATION PB 7/239

**WOOLERY SHAWN WAYNE J & JULIE/**
15119 INGLE RD
BRYCEVILLE, FL 32009

**2024**

**23-1N-23-034D-0003-0000**

## BUILDING CHARACTERISTICS

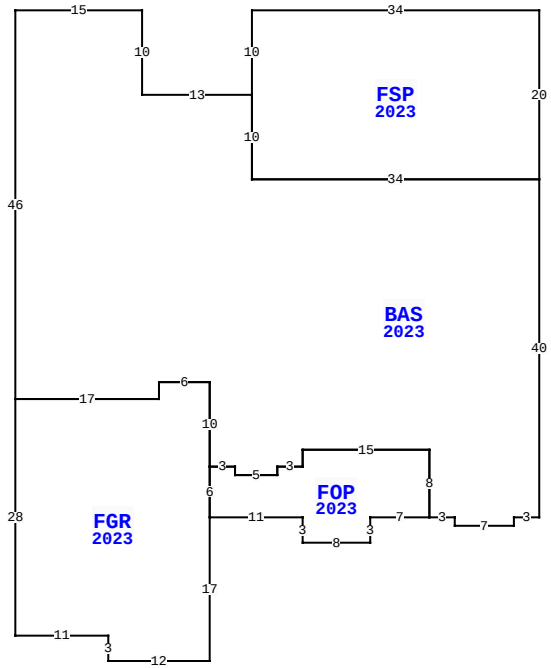
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 80 |
| Roof Cover | 12 | MODULAR MT 20 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9006.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,402 | 100 | 2,402 | 365,296 |
| FGR | 692 | 55 | 381 | 57,942 |
| FOP | 205 | 30 | 62 | 9,429 |
| FSP | 680 | 40 | 272 | 41,366 |
| TOTALS | 3,979 | | 3,117 | 474,033 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,117 | 101.3840 | 152.08 | 474,033 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2024 Heated Area: 2402 HX Base Yr 2024




15119 INGLE RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/28/2024 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 | | 538,139 |
| TOTAL MARKET OB/XF VALUE | | 4,207 |
| TOTAL LAND VALUE - MARKET | | 55,410 |
| TOTAL MARKET VALUE | | 597,756 |
| SOH/AGL Deduction | | 48,461 |
| ASSESSED VALUE | | 549,295 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 499,295 |
| TOTAL JUST VALUE | | 597,756 |
| NCON VALUE | | 542,346 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 38,440 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230004462 | CO ISSUED | | 04/05/2023 |
| 22006617 | NEW CONSTR | 429,640 | 04/27/2022 |
| 22006620 | GARAGE | 101,796 | 04/27/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2435/1813 | 2/18/2021 | WD | Q | V | 01 | 60,000 |
| GRANTOR: NICELY WILLIAM W | | | | | | |
| GRANTEE: WOOLERY SHAWN WAYNE | | | | | | |
| 2354/0990 | 4/15/2020 | WD | U | V | 12 | 35,000 |
| GRANTOR: FARM CREDIT OF FLORID | | | | | | |
| GRANTEE: NICELY WILLIAM W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=150,10] W34 N10 W13 N10 W15 S46 E17 N2 E6 S10 E3 S1 E5 N1 E3 N2 E15 S8 E3 S1 E7 N1 E3 N40 $
FGR=[YR=2023;ORIG=111,34] W6 S2 W17 S28 E11 S3 E12 N17 N6 N10 $
FSP=[YR=2023;ORIG=150,-10] W34 S10 S10 E34 N20 $
FOP=[YR=2023;ORIG=137,42] W15 S2 W3 S1 W5 N1 W3 S6 E11 S3 E8 N3 E7 N8 $
.

## EXTRA FEATURES

| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 809.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 4,207 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,207

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0006 | OR | 0.00 | 0.00 | 2.29 | AC | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 54,960 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 100 | 0006 | OR | 0.00 | 0.00 | 0.15 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 450 | | | | | | | |

REVIEW DATE 05/31/2023 BY WW Total Acres: 2.44 Total Land Value: 55,410 Market: 0 Agricultural: 0 Common: 55,410 PRINTED 08/06/2024 BY SYS

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**2024**

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Interior Floo | 01 | NONE 0 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

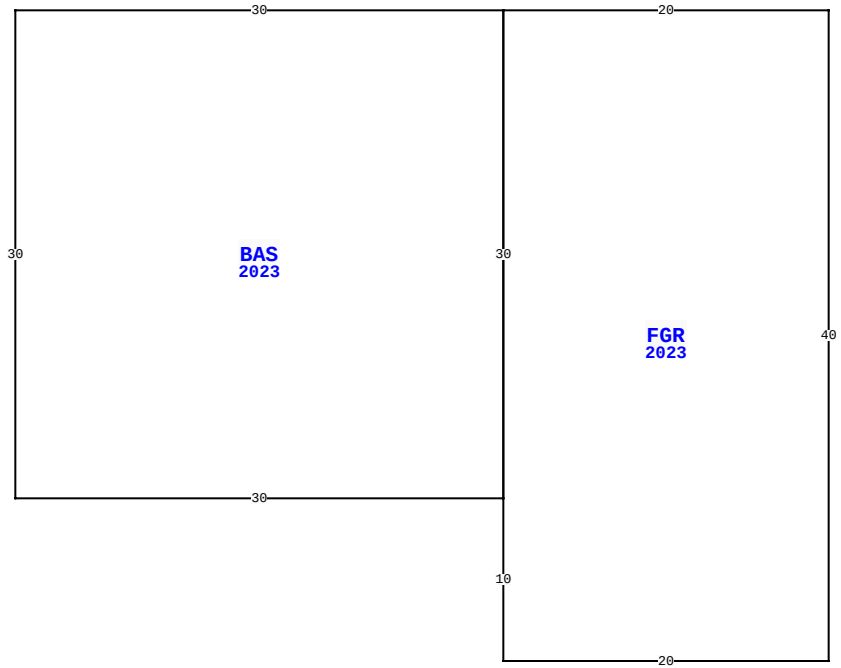
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9006.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 900 | 100 | 900 | 43,056 |
| FGR | 800 | 55 | 440 | 21,050 |
| TOTALS | 1,700 | | 1,340 | 64,106 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 1,340 | 95.6800 | 47.84 | 64,106 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

2 ACCESORY U – 100% - 2024 Heated Area: 900 HX Base Yr 2024




| | | | |
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| XF DATE | | LAND DATE | 03/28/2024 MLU |
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15119 INGLE RD, BRYCEVILLE

## NASSAU COUNTY PROPERTY

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| 2435/1813 | 2/18/2021 | WD | Q | V | 01 | 60,000 |
| GRANTOR: NICELY WILLIAM W | | | | | | |
| GRANTEE: WOOLERY SHAWN WAYNE | | | | | | |
| 2354/0990 | 4/15/2020 | WD | U | V | 12 | 35,000 |
| GRANTOR: FARM CREDIT OF FLORID | | | | | | |
| GRANTEE: NICELY WILLIAM W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=130,0] W30 S30 E30 N30 $
FGR=[YR=2023;ORIG=150,0] W20 S30 S10 E20 N40 $
.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
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