IN OR 1880/1340

PICKERING STEPHANIE M/MCGINNIS NANCY M
13506 RAULERSON RD
BRYCEVILLE, FL 32009

2024

28-1N-24-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	09	PINE WOOD 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

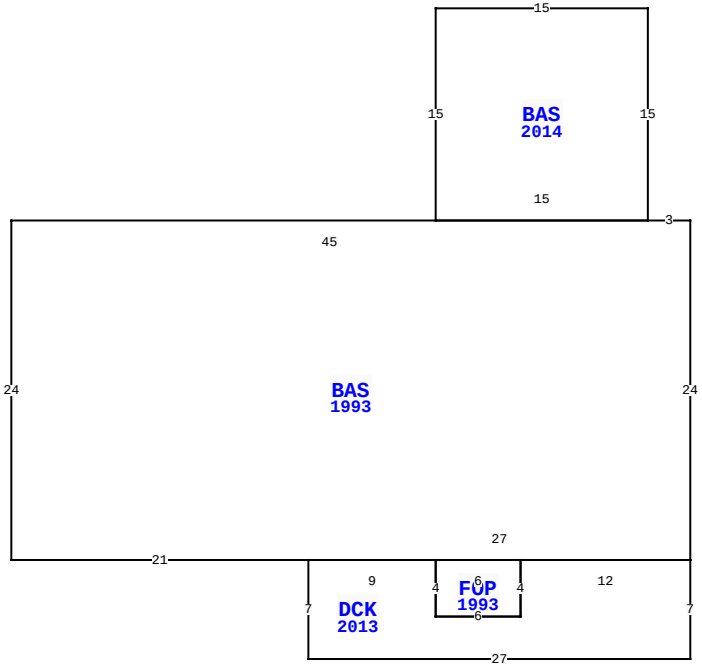
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	85,322
BAS	225	100	225	16,665
DCK	165	10	16	1,185
FOP	24	30	7	518
TOTALS	1,566		1,400	103,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	99.3200	94.35	132,090	1958	1966	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2002 Heated Area: 1377 HX Base Yr 2002



13506 RAULERSON RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		103,691
TOTAL MARKET OB/XF VALUE		6,912
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		190,603
SOH/AGL Deduction		112,674
ASSESSED VALUE		77,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,929
TOTAL JUST VALUE		190,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428234	ADDITION	24,815	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/1340	9/17/2013	QC	U	I	11	30,000
GRANTOR: PICKERING STEPHANIE M						
GRANTEE: PICKERING STEPHANIE						
1015/0354	10/23/2001	WD	U	I	06	100
GRANTOR: SUDDUTH DEBORAH K (RO						
GRANTEE: PICKERING STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 BAS=[YR=2014] N15 W15 S15 E15$ W45 S24 E21 DCK=[YR=2013] S7E27 N7 W12 FOP=[YR=1993] W6 S4 E6 N4$ S4 W6 N4 W9$ E27 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	0681	POLE SHED	0	100	26	24	624.00	SF	15.00	15.00	100	1975	1975	3	20	1,872	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2013	2013	3	60	2,880	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2013	2013	3	60	2,160	

LAND DESCRIPTION

TOTAL OB/XF 6,912

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 03/12/2019 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS