PARCEL 7-1 IN SE1/4 OF SW1/4 &
PARCEL 7 IN PT OF W1/2
IN OR 1732/1487

ZEORLIN CHARLES & BETTY FAMILY TRUST/ZEORLIN CHARL
13696 US HWY 301
BRYCEVILLE, FL 32009

2024

28-1N-24-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

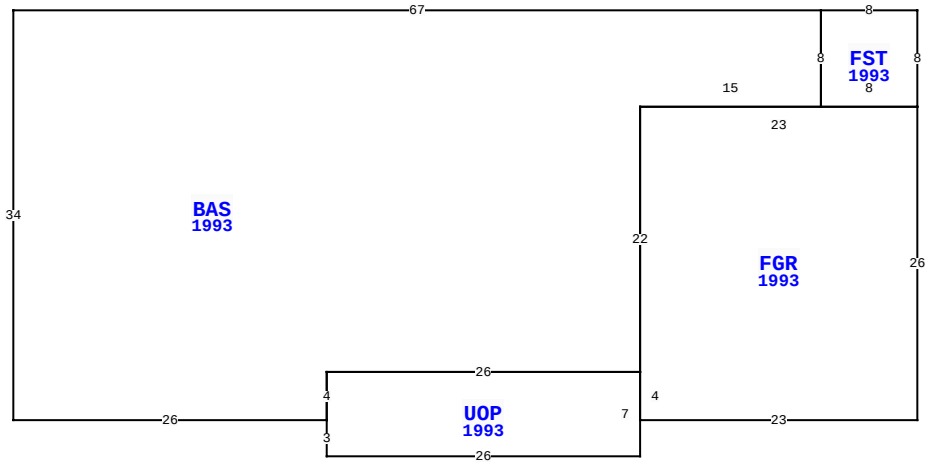
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	130,333
FGR	598	55	329	24,036
FST	64	55	35	2,557
UOP	182	20	36	2,630
TOTALS	2,628		2,184	159,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	115.6400	109.86	239,934	1976	1976	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 0 Heated Area: 1784 HX Base Yr



13696 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		176,766
TOTAL MARKET OB/XF VALUE		5,791
TOTAL LAND VALUE - MARKET		170,580
TOTAL MARKET VALUE		244,972
SOH/AGL Deduction		109,799
ASSESSED VALUE		135,173
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		80,173
TOTAL JUST VALUE		353,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014807	REPAIR/RRF	15,167	10/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1732/1487	1/19/2011	WD	U	I	30	100

GRANTOR: ZEORLIN CHARLES PATRI

GRANTEE: ZEORLIN CHARLES PAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S34 E26 UOP=[YR=1993] S3 E26 N7 W26 S4 $ N4 E26 FGR=[YR=1993] S4 E23 N26 FST=[YR=1993] N8 W8 S8E8$ W23 S22 $ N22 E15 N8$.

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	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	
2	0350	CARPORT WD	0	100	32	20	640.00	SF	13.00	13.00	100	1990	1990	3	20	1,664	
3	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	2008	2008	3	89	2,499	

LAND DESCRIPTION

TOTAL OB/XF 5,791

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	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							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	5.82	AC		1.00	1.00	1.00	415.00	415.00	2,415							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.82	AC		1.00	1.00	1.00	19,000.00	19,000.00	110,580							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 7.82 Total Land Value: 62,415 Market: 110,580 Agricultural: 2,415 Common: 60,000 PRINTED 08/06/2024 BY SYS

PARCEL 7-1 IN SE1/4 OF SW1/4 &
PARCEL 7 IN PT OF W1/2
IN OR 1732/1487

ZEORLIN CHARLES & BETTY FAMILY TRUST/ZEORLIN CHARL
13696 US HWY 301
BRYCEVILLE, FL 32009

2024

28-1N-24-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

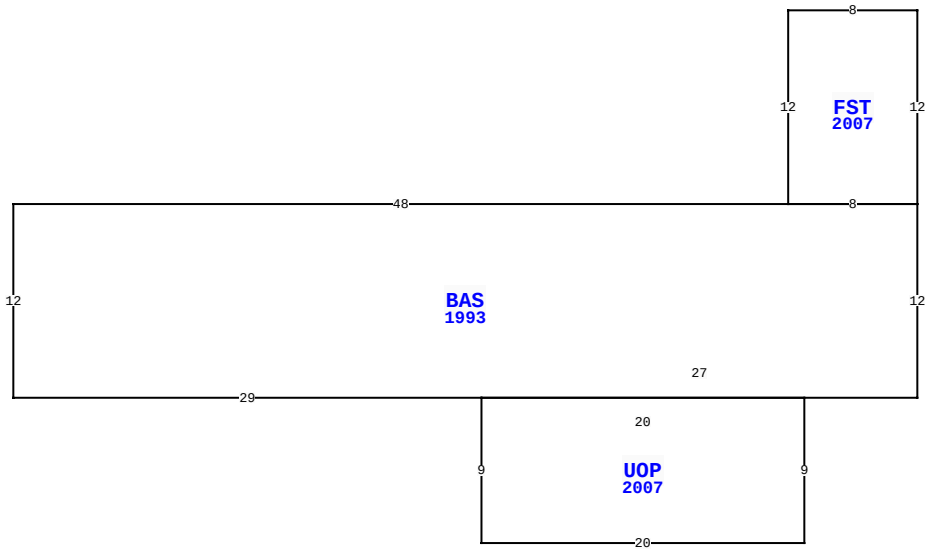
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	14,846
FST	96	65	62	1,370
UOP	180	25	45	994
TOTALS	948		779	17,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	779	105.2000	73.64	57,366	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 100% - 0 Heated Area: 672 HX Base Yr



13696 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		176,766
TOTAL MARKET OB/XF VALUE		5,791
TOTAL LAND VALUE - MARKET		170,580
TOTAL MARKET VALUE		244,972
SOH/AGL Deduction		109,799
ASSESSED VALUE		135,173
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		80,173
TOTAL JUST VALUE		353,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1732/1487	1/19/2011	WD	U	I	30	100

GRANTOR: ZEORLIN CHARLES PATRI

GRANTEE: ZEORLIN CHARLES PAT

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2007] W8 S12 BAS=[YR=1993] W48 S12 E29 UOP=[YR=2007] S9 E20 N9 W20$ E27 N12 W8$ E8 N12$.

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

REVIEW DATE 03/05/2020 BY TWA Total Acres: 7.82 Total Land Value: 62,415 Market: 110,580 Agricultural: 2,415 Common: 60,000 PRINTED 08/06/2024 BY SYS