

PT GOVT LOT 4 OF SEC 33-1S-23E
& PT GOVT LOT 1 OF
SEC 32-1S-23E IN OR 1760/1734

JELLO AMY & THOMAS
7443 CR 121
BRYCEVILLE, FL 32009

2024

32-1S-23-0000-0001-0010



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	05	AVERAGE 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floo	14	CARPET 60			
Interior Floo	08	SHT VINYL 40			
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	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	1,500	100	1,500	109,318
FOP	120	30	36	2,623
UOP	12	20	2	145
TOTALS	1,632		1,538	112,088

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	20	14	280.00	SF	35.00	35.00	
2	0350	CARPORT WD	0	100	20	14	280.00	SF	13.00	13.00	
3	0752	USP	0	100	20	14	280.00	SF	15.00	15.00	
4	0350	CARPORT WD	0	100	32	15	480.00	SF	8.58	8.58	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.20	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,538	94.4520	89.73	138,005	1962	1985	0	0	0 18.78	81.22
1 SINGLE FAM - 100% - 2012 Heated Area: 1500 HX Base Yr 2012											
Diagram showing property layout with dimensions and area calculations. Includes labels for UOP 1993, BAS 1993, and FOP 1993.											
7443 CR 121, BRYCEVILLE											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
4,352											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				112,088	
TOTAL MARKET OB/XF VALUE				4,352	
TOTAL LAND VALUE - MARKET				66,000	
TOTAL MARKET VALUE				182,440	
SOH/AGL Deduction				88,648	
ASSESSED VALUE				93,792	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				43,792	
TOTAL JUST VALUE				182,440	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				177,237	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1760/1734	9/22/2011	WD	Q	I	01	122,500	
GRANTOR: COBURN DAVID M & APRI							
GRANTEE: JELLO AMY & THOMAS							
1581/1697	8/19/2008	WD	Q	I		135,000	
GRANTOR: MILAM JON BARRETT & L							
GRANTEE: COBURN DAVID M & AP							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W40 UOP=[YR=1993] W4 S3 E4N3 \$ S3 W4 N3 W10 S28 E14 FOP=[YR=1993] S6 E20 N6W20\$ E40 N28\$.											