PT OF GOV LOTS 2 & 3
IN OR 979/345
EX 2-9

RATLEY WALTER S & CINDY R
6580 LEE LANE
BRYCEVILLE, FL 32009

2024

32-1S-23-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

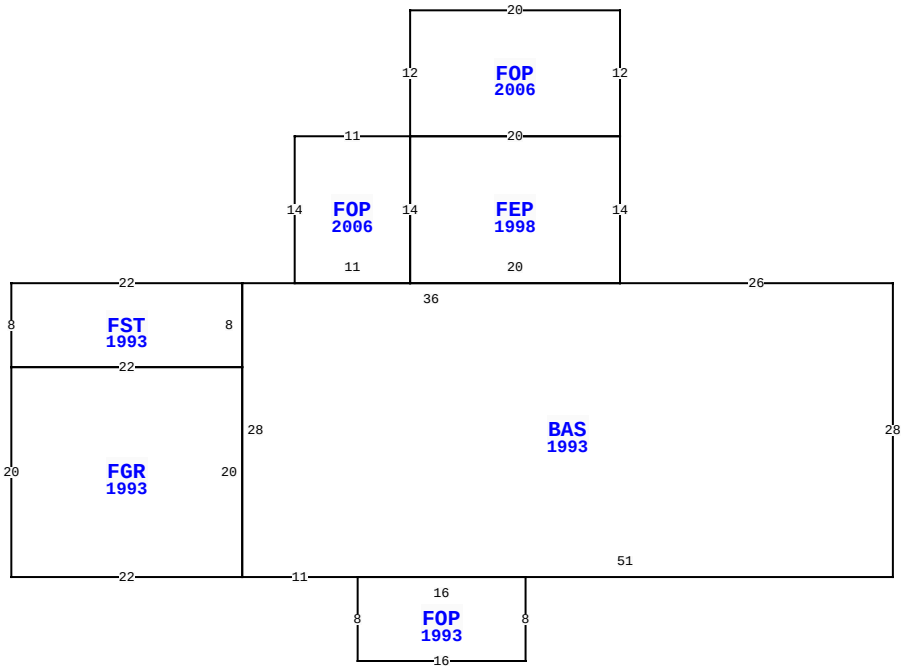
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	125,392
FEP	280	80	224	16,180
FGR	440	55	242	17,479
FOP	128	30	38	2,745
FOP	154	30	46	3,323
FOP	240	30	72	5,201
FST	176	55	97	7,006
TOTALS	3,154		2,455	177,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,455	105.6000	100.32	246,286	1977	1983	0	0	0	28.00	72.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1736 HX Base Yr 2003



6580 LEE LN, 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		177,326
TOTAL MARKET OB/XF VALUE		38,824
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		280,410
SOH/AGL Deduction		105,892
ASSESSED VALUE		174,518
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,518
TOTAL JUST VALUE		441,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016160	WINDOW/DOOR	5,810	11/19/2021
B1428558	SWIM POOL	24,931	04/01/2014
MH145558	MH MOVE-ON	0	04/01/2014
E0514952	ELEC OTHER	0	05/01/2005
M0509713	H/AC	0	05/01/2005
AP081748	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0979/0345	4/04/2001	WD	Q	I		150,000

GRANTOR: LEE CLARENCE
GRANTEE: RATLEY WALTER & CIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FEP=[YR=1998] N14 FOP=[YR=2006] N12 W20 S12 E20$ W20 FOP=[YR=2006] W11 S14 E11 N14$ S14 E20$ W36 FST=[YR=1993] W22 S8 FGR=[YR=1993] S20 E22 N20 W22$ E22 N8$ S28 E11 FOP=[YR=1993] S8 E16 N8 W16$ E51 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	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	1980	1980	3	32.5	946	
2	0812	CONCRETE C	0	100	0	0	1,434.00	SF	4.00	4.00	100	1985	1985	3	47	2,696	
3	0510	GARAGE WD-	0	100	20	26	520.00	SF	35.00	35.00	100	1985	1985	3	20	3,640	
4	0351	CARPORT MT	0	100	21	18	378.00	SF	10.00	10.00	100	2004	2004	3	22	832	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
7	0861	POOL GUNIT	0	100	26	10	260.00	SF	85.00	85.00	100	2014	2014	3	75	16,575	
8	0845	KOOL DECK	0	100	0	0	310.00	SF	7.25	7.25	100	2014	2014	3	95	2,135	

LAND DESCRIPTION

TOTAL OB/XF 38,824

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	555.00	555.00	2,220							
3	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190							
4	006000	A	PAST1/HAY	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	165,000							
6	005000	C	RURAL HOME	100	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/09/2020 BY TWA Total Acres: 12.00 Total Land Value: 64,260 Market: 165,000 Agricultural: 4,260 Common: 60,000 PRINTED 08/06/2024 BY SYS