

LOT 24
IN OR 1091/1223
THE PINES PB 5/78 & 79

HARTIN ALLEN & DIANE
12696 US HIGHWAY 301
BRYCEVILLE, FL 32009-1942

2024

33-1N-24-2050-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,614	100
FOP	240	30
STP	25	10
TOTALS	1,879	1,688

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,688	99.2700	124.09	209,464	2008	2008	0	0	7.00	93.00
1 SNGL FAM - 100% - 2009											
Heated Area: 1614											
HX Base Yr 2009											
BAS 2008											
FOP 2008											
TOTALS											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008
2	0510	GARAGE WD-	0 100	16	16	256.00	SF	28.00	28.00	100	2009
3	0350	CARPORT WD	0 100	16	16	256.00	SF	9.36	9.36	100	2009
4	0940	SHEDS/PORT	0 100	12	12	144.00	SF	21.30	21.30	100	2011

12696 US HWY 301, BRYCEVILLE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											
TOTAL OB/XF 9,726											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0004	OR	181.00	254.00	1.00	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	30,000.00	30,000.00	30,000							

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
194,802											
TOTAL MARKET OB/XF VALUE											
9,726											
TOTAL LAND VALUE - MARKET											
30,000											
TOTAL MARKET VALUE											
234,528											
SOH/AGL Deduction											
119,577											
ASSESSED VALUE											
114,951											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
64,951											
TOTAL JUST VALUE											
234,528											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
226,368											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24348	ADDITION	5,567	02/01/2011
R11169	REPAIR/RRF	1,500	04/01/2008
B19773	NEW CONSTR	0	08/01/2007
C19773	CO ISSUED	0	08/01/2007
M13240	MECH OTHER	0	08/01/2007
P12525	OTHER	0	07/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1091/1223	11/01/2002	WD	Q	V		16,000	
GRANTOR: BILLINGS JOSEPH & GAI							
GRANTEE: HARTIN ALLEN & DIAN							

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BUILDING NOTES											
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BUILDING DIMENSIONS											
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BAS=[YR=2008] W4 STP=[YR=2008] N5 W5 S5 E5 \$ W7 U2 L2 W5

L2 D2 W20 S40 FOP=[YR=2008] S6 E40 N6 W40\$ E40 N40\$.