LOTS 4 & 5
(EX PT R/W IN OR 1067/1533)
THE PINES #3 PB 5/331-332

MYERS THOMAS A & JENNIFER
13431 US HWY 301
BRYCEVILLE, FL 32009

2024

33-1N-24-2052-0004-0000

BUILDING CHARACTERISTICS

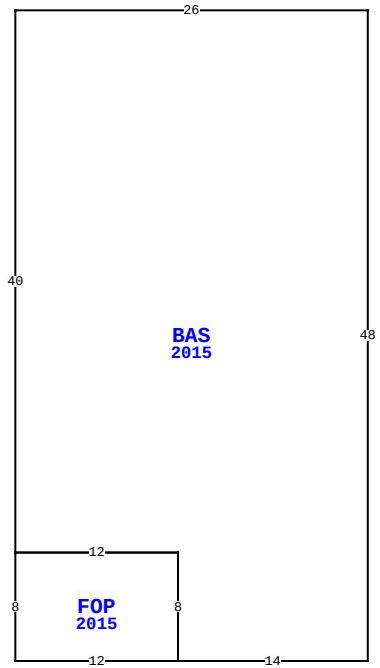
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	141,517
FOP	96	30	29	3,563
TOTALS	1,248		1,181	145,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	134.0052	127.30	150,341	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



13431 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		152,625
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,700
TOTAL MARKET VALUE		221,325
SOH/AGL Deduction		11
ASSESSED VALUE		221,314
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,314
TOTAL JUST VALUE		221,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530618	CO ISSUED	0	11/25/2015
B1530618	NEW CONSTR	132,126	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/1118	1/07/2022	WD	Q	I	01	258,000
GRANTOR: BOYD JOHN W JR						
GRANTEE: MYERS THOMAS A & JE						
2520/0070	12/06/2021	QC	U	V	11	100
GRANTOR: BOYD JOHN W JR & TABA						
GRANTEE: BOYD JOHN W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 S40 FOP=[YR=2015] S8 E12 N8 W12$ E12 S8 E14 N48$.

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
1	000100	C	SFR	100	0004	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,200							
2	000100	C	SFR	100	0004	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,500							

REVIEW DATE 12/16/2021 BY TWA Total Acres: 2.29 Total Land Value: 68,700 Market: 0 Agricultural: 0 Common: 68,700 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

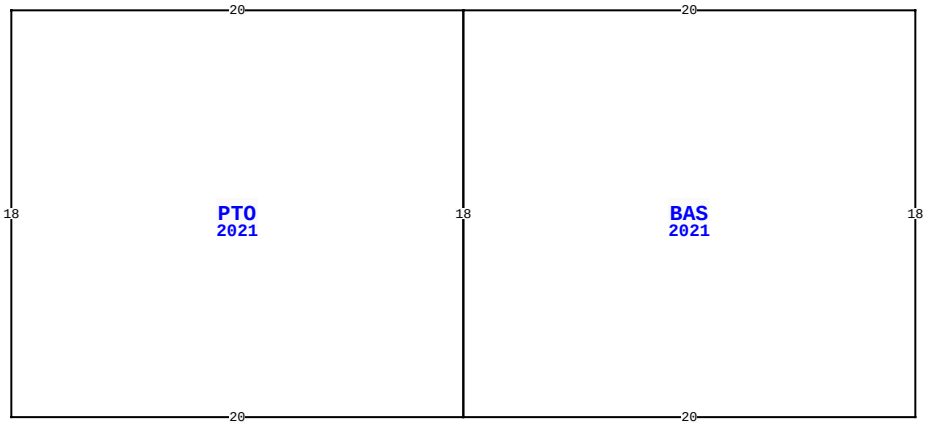
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	7,186
PTO	360	5	18	360
TOTALS	720		378	7,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	378	58.1900	20.37	7,700	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 360 HX Base Yr 2023



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 PTO=[YR=2021] W20 S18 E20 N18$ S18 E20 N18$.

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 12/16/2021 BY TWA Total Acres: 2.29 Total Land Value: 68,700 Market: 0 Agricultural: 0 Common: 68,700 PRINTED 08/06/2024 BY SYS