LOT 10
IN OR 2248/1909
EX R/W OR 1001/828

PETERS DANIEL C JR
13327 US HWY 301
BRYCEVILLE, FL 32009

**2024**

**33-1N-24-2052-0010-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 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 | | 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 |

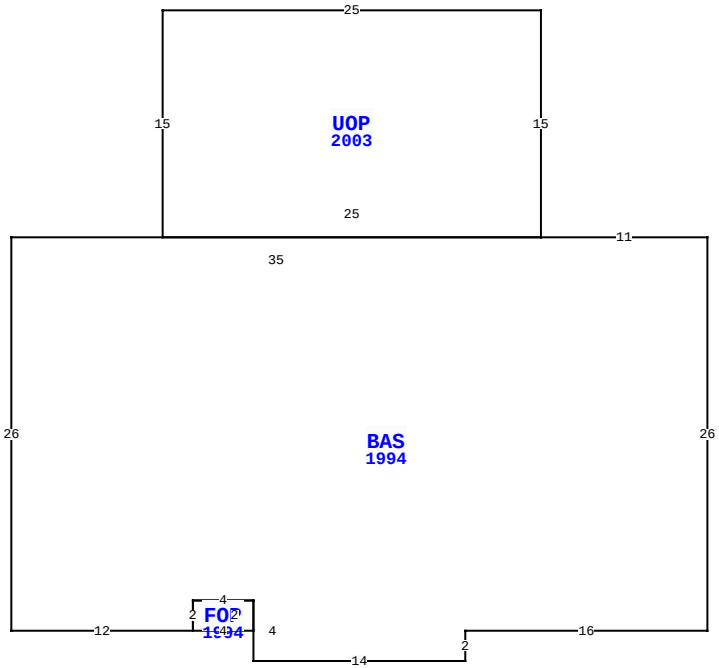
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,216 | 100 | 1,216 | 166,159 |
| FOP | 8 | 30 | 2 | 274 |
| UOP | 375 | 20 | 75 | 10,248 |
| TOTALS | 1,599 | | 1,293 | 176,681 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,293 | 112.6944 | 140.87 | 182,145 | 1994 | 2016 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM – 0% - 0 Heated Area: 1216 HX Base Yr




13327 US HWY 301, 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 | 176,681 |
| TOTAL MARKET OB/XF VALUE | 703 |
| TOTAL LAND VALUE - MARKET | 32,100 |
| TOTAL MARKET VALUE | 209,484 |
| SOH/AGL Deduction | 5,080 |
| ASSESSED VALUE | 204,404 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 204,404 |
| TOTAL JUST VALUE | 209,484 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 201,526 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B941127 | NEW CONSTR | 65,036 | 10/01/1994 |
| M94676 | H/AC | 1,800 | 06/01/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2248/1909 | 1/14/2019 | WD | Q | I | 01 | 185,000 |
| GRANTOR: PAINTER KEVIN WADE | | | | | | |
| GRANTEE: PETERS DANIEL C JR | | | | | | |
| 1978/1109 | 5/06/2015 | WD | U | I | 37 | 68,400 |
| GRANTOR: TURRA MELISSA | | | | | | |
| GRANTEE: PAINTER KEVIN WADE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1994] W11 UOP=[YR=2003] N15 W25 S15 E25$ W35 S26 E12
FOP=[YR=1994] E4 N2 W4 S2$ N2 E4 S4 E14 N2 E16 N26$ .

### 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 | 0850 | PEBBLE WLK | 0 | 0 | 3 | 52 | 156.00 | SF | 3.50 | 3.50 | 100 | 1994 | 1994 | 3 | 68 | 371 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 3 | 25 | 75.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 68 | 332 | |

### LAND DESCRIPTION

TOTAL OB/XF 703

| 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 | 000100 | C | SFR | 0 | 0004 | OR | 0.00 | 0.00 | 1.07 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 32,100 | | | | | | | |

REVIEW DATE 01/03/2020 BY TWX Total Acres: 1.07 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 08/06/2024 BY SYS