PT GOVT LOT 6 OF SEC 33-1S-23E
IN OR 1895/1061

BOONE STEPHEN W & MICHELE Y
6691 CR 121
BRYCEVILLE, FL 32009

2024

33-1S-23-0000-0004-0060

BUILDING CHARACTERISTICS

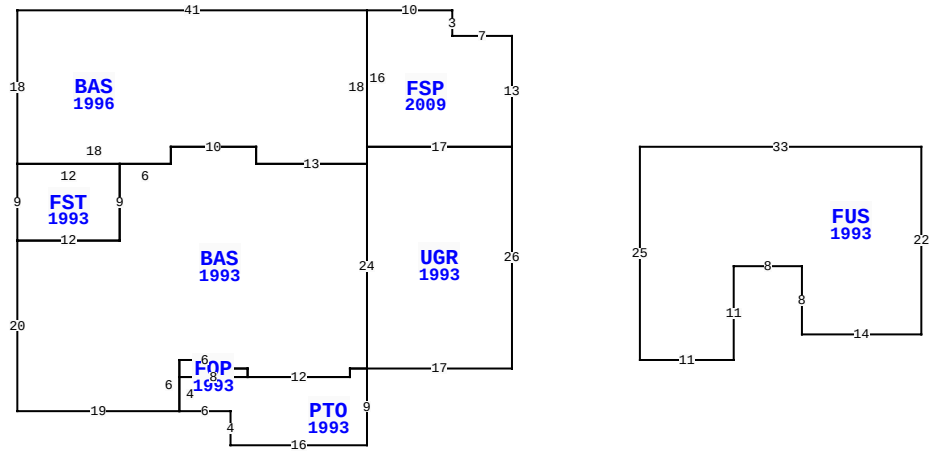
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	997	100	997	115,670
BAS	718	100	718	83,301
FOP	14	30	4	464
FSP	251	40	100	11,602
FST	108	55	59	6,845
FUS	695	100	695	80,632
PTO	154	5	8	928
UGR	442	45	199	23,088
TOTALS	3,379		2,780	322,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,780	106.7472	133.43	370,935	1990	2000	0	0	0	13.05	86.95

1 SNGL FAM – 100% - 2014 Heated Area: 2410 HX Base Yr 2014



6691 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		322,528
TOTAL MARKET OB/XF VALUE		5,997
TOTAL LAND VALUE - MARKET		87,900
TOTAL MARKET VALUE		416,425
SOH/AGL Deduction		245,789
ASSESSED VALUE		170,636
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,636
TOTAL JUST VALUE		416,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006276	REPAIR/RRF	21,795	04/21/2022
21006928	20 WINDOWS	13,550	05/27/2021
B941356	ADDITION	5,440	10/01/1994
8240	GARAGE	11,986	07/20/1992
6063	NEW CONSTR	60,892	10/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1895/1061	12/20/2013	WD	Q	I	01	215,000
GRANTOR: DANCIU VASILE & ROSAL						
GRANTEE: BOONE STEPHEN WAYNE						
0581/1235	10/13/1989	WD	U	I	06	50,000
GRANTOR: DANCIU & PATROI						
GRANTEE: DANCIU VASILE & R						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W17 S2 BAS=[YR=1993] W13 N2 W10 S2 W6 FST=[YR=1993] W12 S9 E12 N9$ S9 W12 S20 E19 PTO=[YR=1993] E6 S4 E16 N9 W2 S1W12 FOP=[YR=1993] N1 W2 N1 W6 S2 E8$ W8 S4$ N6 E6 S1 E2 S1 E12 N1 E2 N24$ S24 E17 N26$ FSP=[YR=2009] N13 W7 N3 W10 BAS=[YR=1996] W41 S18 E18 N2 E10 S2 E13 N18 $ S16 E17 $ PTR= E15 FUS=[YR=1993] E33 S22 W14 N8 W8 S11 W11 N25 $ W15 $.

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	0810	CONCRETE A	0	100	10	11	110.00	SF	6.50	6.50	100	1993	1993	3	66	472	
2	0351	CARPORT MT	0	100	46	30	1,380.00	SF	10.00	10.00	100	1990	1990	3	20	2,760	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 5,997

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,900							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 2.93 Total Land Value: 87,900 Market: 0 Agricultural: 0 Common: 87,900 PRINTED 08/06/2024 BY SYS