PT GOVT LOT 5 OF SEC 33-1S-23E
IN OR 1276/409

FARMER KARLEEN B L/E/JONATHAN K BROWN
2414 BATEY LANE
BRYCEVILLE, FL 32009

2024

33-1S-23-0000-0004-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 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	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

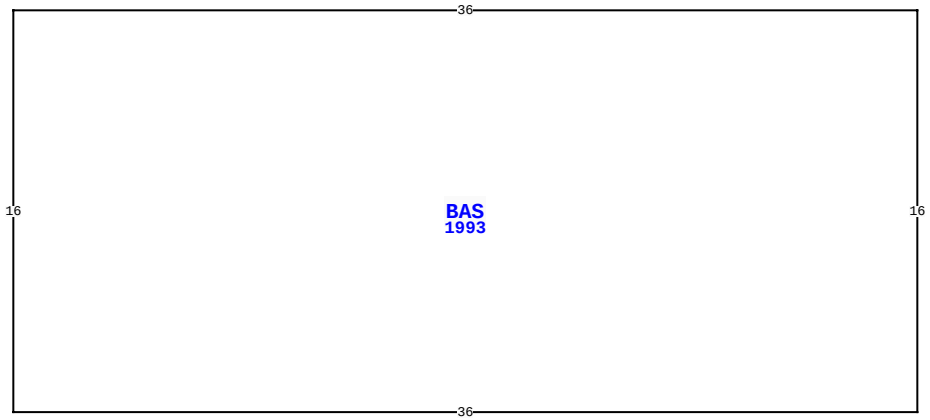
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	51,314
TOTALS	576		576	51,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	576	110.0000	104.50	60,192	1993	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 1999 Heated Area: 576 HX Base Yr 1999



2414 BATEY 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		51,314
TOTAL MARKET OB/XF VALUE		6,658
TOTAL LAND VALUE - MARKET		70,500
TOTAL MARKET VALUE		128,472
SOH/AGL Deduction		88,762
ASSESSED VALUE		39,710
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,710
TOTAL JUST VALUE		128,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0409	11/23/2004	QC	U	I	01	100
GRANTOR: FARMER KARLEEN B L/E						
GRANTEE: BROWN JONATHAN K						
0832/0192	4/30/1998	WD	U	V	01	100
GRANTOR: BATEY DOROTHY T						
GRANTEE: FARMER KARLEEN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S16 E36 N16$.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1987	1987	3	20	4,032	
2	0811	CONCRETE B	0	100	30	26	780.00	SF	5.20	5.20	100	1985	1985	3	47	1,906	
3	0910	SCRN RM L	0	100	14	10	140.00	SF	15.00	15.00	100	1999	1999	3	20	420	
4	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00	100	1999	1999	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 6,658

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	100	0007	OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	30,000.00	30,000.00	70,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.35 Total Land Value: 70,500 Market: 0 Agricultural: 0 Common: 70,500 PRINTED 08/06/2024 BY SYS