IN OR 612 PG 486
R108146 & R 108147
EX R/W OR 904/1342

MILLER ROBERTA F WATERS
6879 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2024

37-1S-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

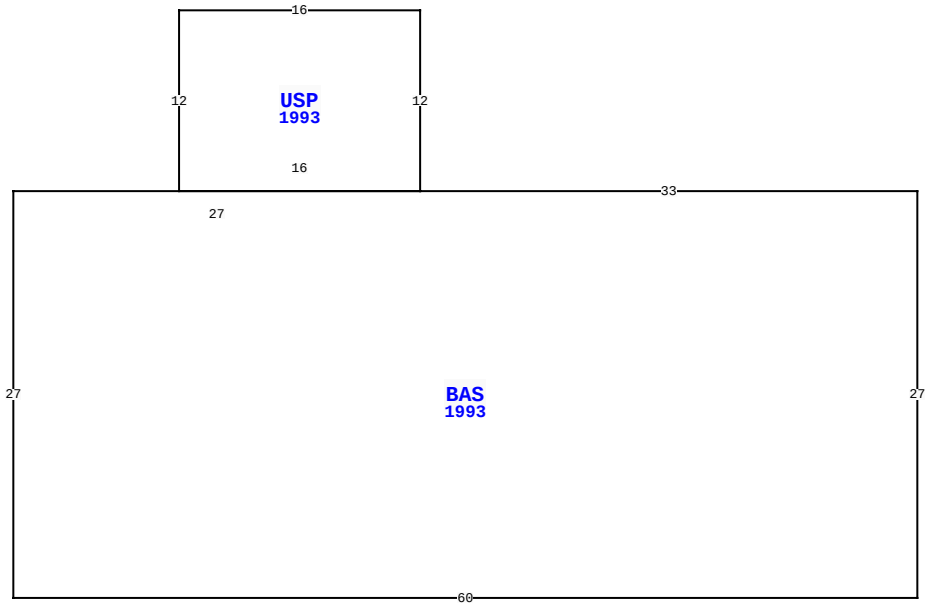
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	40,007
USP	192	50	96	2,371
TOTALS	1,812		1,716	42,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,716	117.6000	82.32	141,261	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr



6879 CR 121, 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		42,378
TOTAL MARKET OB/XF VALUE		24,872
TOTAL LAND VALUE - MARKET		59,100
TOTAL MARKET VALUE		126,350
SOH/AGL Deduction		69,106
ASSESSED VALUE		57,244
TOTAL EXEMPTION VALUE	HX HB	32,244
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951669	GARAGE	9,792	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0612/0486	11/16/1990	QC	U	I	01	100
GRANTOR: WATERS JACK K						
GRANTEE: WATERS ROBERTA F						
0552/0289	9/13/1988	PR	U	I	01	100
GRANTOR: FOURAKER FRANK P/R						
GRANTEE: WATERS JACK K & R F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 USP=[YR=1993] N12 W16 S12 E16$ W27 S27 E60 N27$.

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	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	2000	2000	3	79	18,202	
2	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50	100	1995	1995	3	70	910	
3	0510	GARAGE WD-	0	100	16	22	352.00	SF	26.95	26.95	100	1985	1985	3	20	1,897	
4	1242	WD DECK A	0	100	7	8	56.00	SF	10.00	10.00	100	1985	1985	3	20	112	
5	0811	CONCRETE B	0	100	83	11	913.00	SF	5.20	5.20	100	2000	2000	3	79	3,751	

LAND DESCRIPTION

TOTAL OB/XF 24,872

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	000102	C	SFR/MH	100	0004	OR	0.00	0.00	1.97	AC		1.00	1.00	1.00	30,000.00	30,000.00	59,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.97 Total Land Value: 59,100 Market: 0 Agricultural: 0 Common: 59,100 PRINTED 08/06/2024 BY SYS