IN OR 2106/1810
EX RW CASE # 99-1012-CA
ESMT IN OR 2366-41

WALDRON BARRY A & GENA L
7317 COUNTY ROAD 121
BRYCEVILLE, FL 32009-1651

2024

37-1S-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

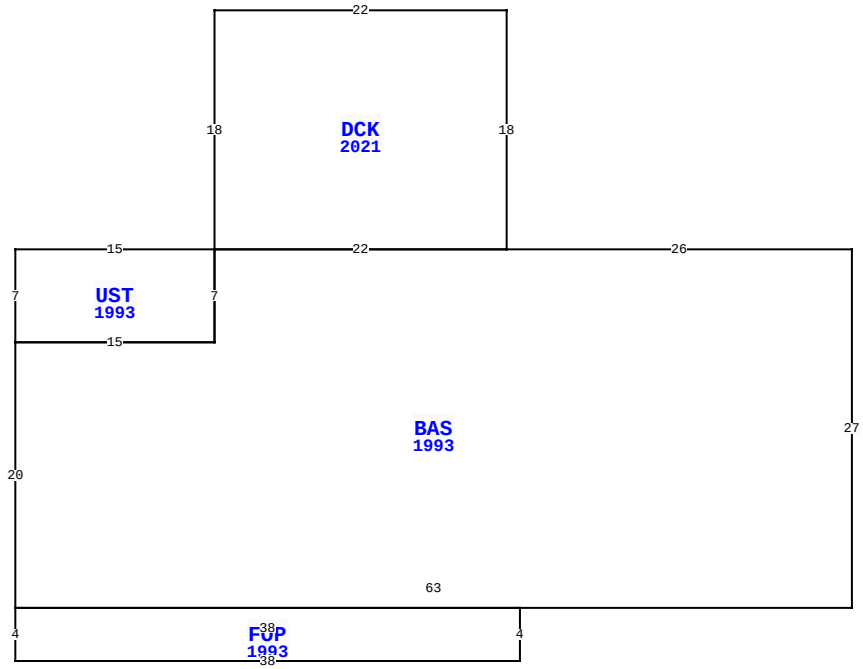
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	142,046
DCK	396	10	40	3,560
FOP	152	30	46	4,094
UST	105	45	47	4,183
TOTALS	2,249		1,729	153,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,729	151.1100	143.55	248,198	1967	1967	0	0	0	38.00	62.00

1 SINGLE FAM – 0% - 0 Heated Area: 1596 HX Base Yr



7317 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	153,883
TOTAL MARKET OB/XF VALUE	1,470
TOTAL LAND VALUE - MARKET	122,778
TOTAL MARKET VALUE	278,131
SOH/AGL Deduction	53,358
ASSESSED VALUE	224,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,773
TOTAL JUST VALUE	278,131
NCON VALUE	3,560
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2106/1810	3/03/2017	WD	Q	I	01	185,000

GRANTOR: FRAZE RICHARD ROLLIN
GRANTEE: WALDRON BARRY A & G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W26 W22 S7 W15 S20 E63 N27 $
DCK=[YR=2021;ORIG=-48,-18] E22 S18 W22 N18 $
FOP=[YR=1993;ORIG=-63,27] S4 E38 N4 W38 $
UST=[YR=1993;ORIG=-48,0] W15 S7 E15 N7 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	0	0004	OR	0.00	0.00	10.77	AC		1.00	1.00	0.60	19,000.00	11,400.00	122,778							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 10.77 Total Land Value: 122,778 Market: 0 Agricultural: 0 Common: 122,778 PRINTED 08/06/2024 BY SYS