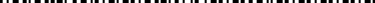


NAGEL CHARLES R/HOGAN TONI R
32097 WHITE TAIL CT
BRYCEVILLE, FL 32009

2025

01-13-24-018B-0020-0000


BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	2002	1,868	197,716
FGR	420	55	2002	231	24,450
FOP	118	30	2002	35	3,705
PTO	240	5	2002	12	1,270
TOTALS	2,646			2,146	227,139

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,146	120.1382	120.14	257,820	2002	2002	0	0	11.90	88.10

1 SINGLE FAM - 100% - 2020

Heated Area: 1868

HX Base Yr 2020

The site plan shows a rectangular lot with several smaller areas defined by lines and dimensions. The main building footprint is labeled 'BAS 2002'. Other areas include 'FGR 2002' (Front Yard Green), 'FOP 2002' (Front Office Parking), and 'PTO 2002' (Public Open Space). Dimensions are provided for various segments of the lot boundaries.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,146	120.1382	120.14	257,820	2002	2002	0	0	11.90	88.10

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2025 MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		227,139	
TOTAL MARKET OB/XF VALUE		6,607	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		260,746	
SOH/AGL Deduction		72,385	
ASSESSED VALUE		188,361	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		137,639	
TOTAL JUST VALUE		260,746	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,324	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020250	NEW CONSTR	137,538	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0052	6/14/2019	WD Q	I	I	01	185,000

GRANTOR:MATTESON DAVID A

GRANTEE:NAGEL CHARLES R & T

1946/021310/27/2014FJUII110

GRANTOR:CLERK OF COURT

GRANTEE:MATTESON DAVID A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 PTO=[YR=2002] N12 W20 S12 E20 \$ W34 S46 E10 FOP=[YR=2002] S6 E11 N2 E10 N4 FGR=[YR=2002] E19 N21 W20 S21 E1 \$ W13 N2 W6 S2 W2 \$ E2 N2 E6 S2 E12 N21 E20 N25 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

TOTAL OB/XF

6,607

REVIEW DATE

05/12/2019

BY KBA

Total Acres: 0.00

Total Land Value: 27,000

Market: 0

Agricultural: 0

Common: 27,000

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