IN SE1/4 OF SE1/4
IN OR 1965/953
(EX 2-9 & 2-10)

GODSHALL DAVID B & JANE
11267 WATERLOO LANE
BRYCEVILLE, FL 32009

2025

03-1S-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

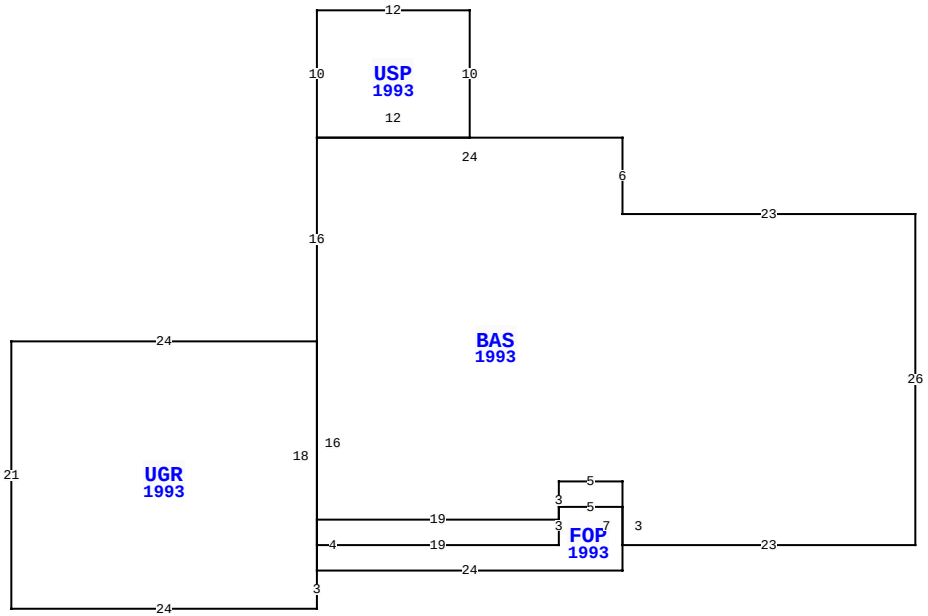
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,351	100	1993	1,351	103,484
FOP	111	30	1993	33	2,528
UGR	504	45	1993	227	17,387
USP	120	30	1993	36	2,758
TOTALS	2,086			1,647	126,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,647	114.2400	114.24	188,153	1970	1975	0	0	0	32.95	67.05

1 SINGLE FAM – 100% - 2016 Heated Area: 1351 HX Base Yr 2016



11267 WATERLOO LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		126,157
TOTAL MARKET OB/XF VALUE		9,963
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		181,120
SOH/AGL Deduction		85,529
ASSESSED VALUE		95,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,869
TOTAL JUST VALUE		181,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2894	H/AC	3,000	01/26/1989
5664	CHNGE SRVC	250	01/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/0953	2/27/2015	WD	Q	I	01	85,000
GRANTOR: MOATS AMANDA L & JAME						
GRANTEE: GODSHALL DAVID B &						
1042/1525	3/11/2002	WD	Q	I		87,900
GRANTOR: CALDWELL NOAH V & MYR						
GRANTEE: MOATS AMANDA L & JA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W12 S10 BAS=[YR=1993] S16 UGR=[YR=1993] W24S21 E24 N3 FOP=[YR=1993] E24 N7 W5 S3 W19 S4 $ N18 $ S16 E19 N3 E5 S3 E23 N26 W23 N6 W24 $ E12 N10 $.

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	0861	POOL GUNIT	0	100	34	16	384.00	SF	85.00	85.00	100	1984	1984	3	20	6,528	
2	0845	KOOL DECK	0	100	105	5	525.00	SF	7.25	7.25	100	1984	1984	3	41	1,561	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.4	1,064	
4	0801	ASPHALT A	0	100	0	0	500.00	SF	3.00	3.00	100	2005	2005	3	54	810	

LAND DESCRIPTION

TOTAL OB/XF 9,963

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	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS