

N1/2 OF NW1/4 OF NE1/4 LYING
WESTERLY OF R/W CR 121 & N1/2
OF NE1/4 OF NW1/4 & N1/2 OF

ALVAREZ CARLOS J & IVIS
13288 CR 121
BRYCEVILLE, FL 32009

2025

04-1S-23-0000-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

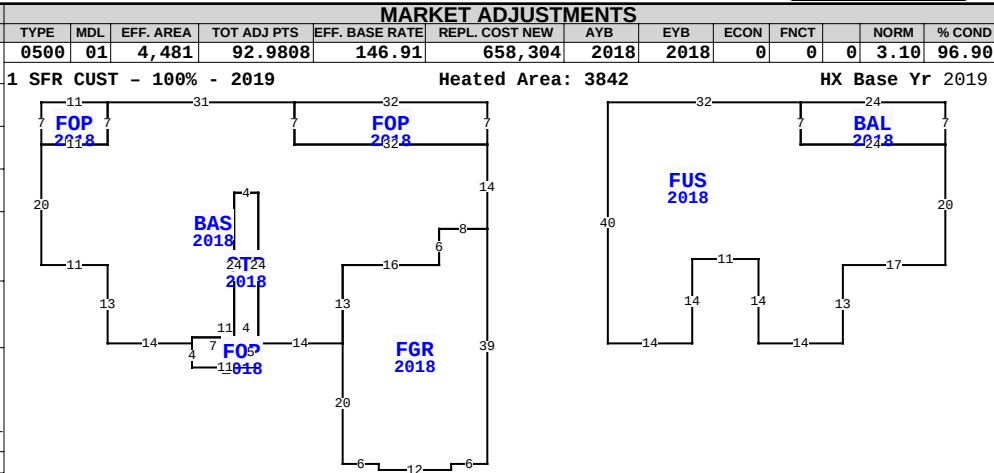
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	2018	25	3,559
BAS	2,145	100	2018	2,145	305,353
FGR	852	55	2018	469	66,765
FOP	77	30	2018	23	3,274
FOP	151	30	2018	45	6,406
FOP	224	30	2018	67	9,538
FUS	1,697	100	2018	1,697	241,578
STR	96	10	2018	10	1,423

TOTALS	5,410			4,481	637,897
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	2,829.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
5	0474	VF 4 RAIL	0	100	0	0	539.00	LF	9.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	7.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00

REVIEW DATE	02/14/2024	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,481	92.9808	146.91	658,304	2018	2018	0	0	0	96.90

13288 CR 121, BRYCEVILLE	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE	11/21/2024	KBA
	INC DATE	AG DATE		

TOTAL OB/XF									
43,671									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	7.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00

Total Acres: 10.00	Total Land Value: 48,985	Market: 175,500	Agricultural: 3,985	Common: 45,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	637,897		
TOTAL MARKET OB/XF VALUE	43,671		
TOTAL LAND VALUE - MARKET	220,500		
TOTAL MARKET VALUE	730,553		
SOH/AGL Deduction	272,214		
ASSESSED VALUE	458,339		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	407,617		
TOTAL JUST VALUE	902,068		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	854,209		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005706	NEW CONSTR	492,521	09/18/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2136/1682	7/28/2017	WD	U	V	11
GRANTOR: LERIALIA LLC					
GRANTEE: ALVAREZ CARLOS J &					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2018] W32 BAS=[YR=2018] W31 FOP=[YR=2018] W11 S7 E11 N7\$ S7 W11 S20 E11 S13 E14 FOP=[YR=2018] S4 E11 N5 STR=[YR=2018] W4 N24 E4 S24\$ N24 W4 S24 W7 S1\$ N1 E11 S1 E14 FGR=[YR=2018] S20 E6 S1 E12 N1 E6 N39 W8 S6 W16 S13\$ N13 E16 N6 E8 N14 W32 N7\$ S7 E32 N7\$ PTR= E20 FUS=[YR=2018] E32 BAL=[YR=2018] E24 S7 W24 N7\$ S7 E24 S20 W17 S13 W14 N14 W11 S14 W14 N40\$ W20\$.									