N1/2 OF NW1/4 OF SW1/4 OF
NE1/4
IN OR 1589/176

WEISCOPF MICHAEL A SR & SHERRY
13176 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2025

04-1S-23-0000-0003-0030

BUILDING CHARACTERISTICS

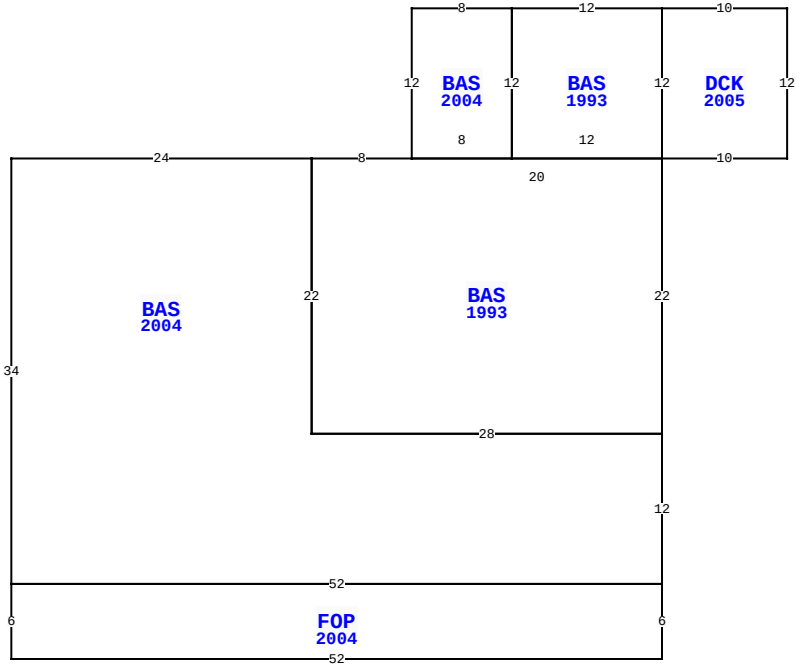
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	1993	144	14,579
BAS	616	100	1993	616	62,365
BAS	96	100	2004	96	9,719
BAS	1,152	100	2004	1,152	116,631
DCK	120	10	2005	12	1,215
FOP	312	30	2004	94	9,517
TOTALS	2,440			2,114	214,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,114	119.4620	119.46	252,538	1958	1992	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2009 Heated Area: 2008 HX Base Yr 2009



13176 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	214,026
TOTAL MARKET OB/XF VALUE	30,916
TOTAL LAND VALUE - MARKET	146,400
TOTAL MARKET VALUE	391,342
SOH/AGL Deduction	202,122
ASSESSED VALUE	189,220
TOTAL EXEMPTION VALUE	HX HB VX 55,722
BASE TAXABLE VALUE	133,498
TOTAL JUST VALUE	391,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012400	CARPORT	30,816	09/26/2023
230009492	12X24 SHED	19,146	07/25/2023
B27237	ADDITION	7,312	05/27/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1589/0176	10/13/2008	WD	Q	I		229,000
GRANTOR: SECKINGER ROWLAND B &						
GRANTEE: WEISCOPF MICHAEL A						
0904/1912	10/26/1999	WD	Q	I		30,000
GRANTOR: NORTON FRANCES J & LI						
GRANTEE: SECKINGER ROWLAND B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2004] W8 S12 BAS=[YR=1993] W8 BAS=[YR=2004] W24 S34 FOP=[YR=2004] S6 E52 N6 W52 $ E52 N12 W28 N22 $ S22 E28 N22 W20 $ E8 N12 $ S12 E12 N12 $ DCK=[YR=2005] E10 S12 W10 N12 $.

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	0350	CARPORT WD	0	100	20	18	360.00	SF	13.00	13.00	100	2013	2013	3	55	2,574	
2	0351	CARPORT MT	0	100	35	46	1,610.00	SF	10.00	10.00	100	2017	2016		70	11,270	
3	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2024	2023		97	7,760	
4	0351	CARPORT MT	0	100	40	24	960.00	SF	10.00	10.00	100	2024	2023		97	9,312	

LAND DESCRIPTION

TOTAL OB/XF 30,916

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	0004	OR	0.00	0.00	4.88	AC		1.00	1.00	1.00	30,000.00	30,000.00	146,400							

REVIEW DATE 02/12/2024 BY WW Total Acres: 4.88 Total Land Value: 146,400 Market: 0 Agricultural: 0 Common: 146,400 PRINTED 07/30/2025 BY SYS