



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	09
NEIGHBORHOOD/LOC	9001.00		

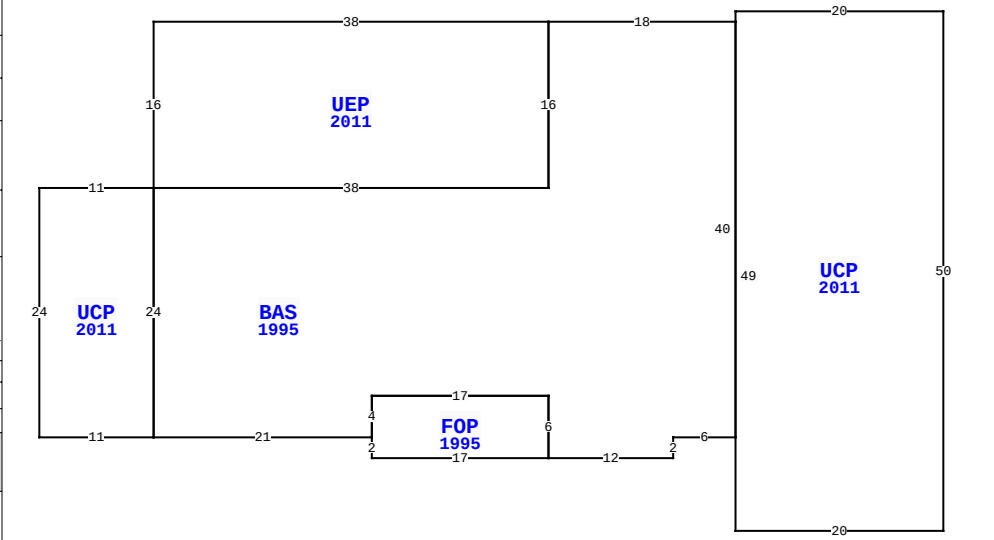
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1995	1,588	148,325
FOP	102	30	1995	31	2,895
UCP	264	20	2011	53	4,951
UCP	1,000	20	2011	200	18,681
UEP	608	60	2011	365	34,093

TOTALS	3,562			2,237	208,944
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	9	18	162.00	SF	13.20
2	0681	POLE SHED	0	100	7	18	126.00	SF	15.00
3	0681	POLE SHED	0	100	11	18	198.00	SF	15.00
4	0810	CONCRETE A	0	100	36	9	324.00	SF	6.50
5	0811	CONCRETE B	0	100	30	28	840.00	SF	5.20
6	0681	POLE SHED	0	100	40	14	560.00	SF	15.00
7	0937	WELL	0	100	0	0	1.00	UT	6,000.00
8	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	1.50
2	000100	C	RES	100	0004	OR	0.00	0.00	0.60

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,237	105.8400	105.84	236,764	1995	2000	0	0	0	11.75	88.25
1 SINGLE FAM - 100% - 1996 Heated Area: 1588 HX Base Yr 1996												



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU
13056 HOLTON LN, BRYCEVILLE			

L N	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	0940	SHEDS/PORT	0	100	9	18	162.00	SF	13.20	13.20	100	1985	1985	3	20	428	
2	0681	POLE SHED	0	100	7	18	126.00	SF	15.00	15.00	100	1985	1985	3	20	378	
3	0681	POLE SHED	0	100	11	18	198.00	SF	15.00	15.00	100	1985	1985	3	20	594	
4	0810	CONCRETE A	0	100	36	9	324.00	SF	6.50	6.50	100	1996	1996	3	70	1,474	
5	0811	CONCRETE B	0	100	30	28	840.00	SF	5.20	5.20	100	1996	1996	3	70	3,058	
6	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	2000	2000	3	27	2,268	
7	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
8	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

TOTAL OB/XF										20,200							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0004	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500
2	000100	C	RES	100	0004	OR	0.00	0.00	0.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	21,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		221,394	
TOTAL MARKET OB/XF VALUE		20,200	
TOTAL LAND VALUE - MARKET		73,500	
TOTAL MARKET VALUE		315,094	
SOH/AGL Deduction		145,562	
ASSESSED VALUE		169,532	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		118,810	
TOTAL JUST VALUE		315,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,052	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014880	REPAIR/RRF	20,000	10/05/2022
E952046	NEW CONSTR	0	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2578/1402	7/18/2022	SW	U	I	11	100	
GRANTOR: HOLTON CECIL & CAROLY							
GRANTEE: HOLTON CECIL R JR &							
0726/1829	4/03/1995	WD	Q	I	01	19,000	
GRANTOR: HOLTON ETHEL							
GRANTEE: HOLTON CECIL & CARO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=2011] W20 S1 BAS=[YR=1995] W18 UEP=[YR=2011] W38 S16									
UCP=[YR=2011] W11 S24 E11 N24\$ E38 N16\$ S16 W38 S24 E21									
FOP=[YR=1995] S2 E17 N6 W17 S4\$ N4 E17 S6 E12 N2 E6 N40\$ S49									
E20 N50\$.									

[illegible]