

CORBITT TIMOTHY A & ELIZABETH A
12380 COUNTY RD 121
BRYCEVILLE, FL 32009

04-1S-23-2051-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 100										0900 01 2,527 95.0400 125.45 317,012 2005 2005 0 0 0 14.25 85.75										Tax Group: 6 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2006 Heated Area: 2165 HX Base Yr 2006										BUILDING MARKET VALUE 271,838									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 69,157									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 234,000									
Interior Floo 12 HARDWOOD 60																				TOTAL MARKET VALUE 480,070									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 222,394									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 257,676									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 206,954									
Bathrooms 2 100																				TOTAL JUST VALUE 574,995									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 559,016									
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																													
BAS 2,165 100 2005 2,165 232,896																													
FGR 530 55 2005 292 31,411																													
FOP 61 30 2005 18 1,936																													
FOP 175 30 2005 52 5,593																													
TOTALS 2,931 2,527 271,838																													
EXTRA FEATURES										12380 CR 121, 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2005 2005 3 88 3,080																													
2 0811 CONCRETE B 0 100 0 0 784.00 SF 5.20 5.20 100 2005 2005 3 84 3,425																													
3 0810 CONCRETE A 0 100 24 10 240.00 SF 6.50 6.50 100 2006 2006 3 86 1,342																													
4 0681 POLE SHED 0 100 30 30 900.00 SF 15.00 15.00 100 2014 2014 3 71 9,585																													
5 0861 POOL GUNIT 0 100 0 0 448.00 SF 85.00 85.00 100 2017 2017 3 81 30,845																													
6 0855 CONC PAVER 0 100 0 0 780.00 SF 10.00 10.00 100 2017 2017 3 96 7,488																													
7 0681 POLE SHED 0 100 30 16 480.00 SF 15.00 15.00 100 2021 2021 3 93 6,696																													
8 0681 POLE SHED 0 100 30 16 480.00 SF 15.00 15.00 100 2021 2021 3 93 6,696																													
LAND DESCRIPTION										TOTAL OB/XF 69,157																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 7.00 AC 1.00 1.00 1.00 19,500.00 19,500.00 136,500																													
2 005501 A TIMBER 2 P S 0 OR 0.00 0.00 5.00 AC 1.00 1.00 1.00 515.00 515.00 2,575																													
3 009910 M MARKET VALUE 0 OR 0.00 0.00 5.00 AC 1.00 1.00 1.00 19,500.00 19,500.00 97,500																													
REVIEW DATE 02/09/2023 BY WWA Total Acres: 12.00 Total Land Value: 139,075 Market: 97,500 Agricultural: 2,575 Common: 136,500 PRINTED 07/30/2025 BY SYS																													