LOT 9
IN OR 2125/899
TIMBER RUN SUB PB 6/310

WITTY STEVEN & TRACY LOUISE
12467 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2025

04-1S-23-2052-0009-0000

BUILDING CHARACTERISTICS

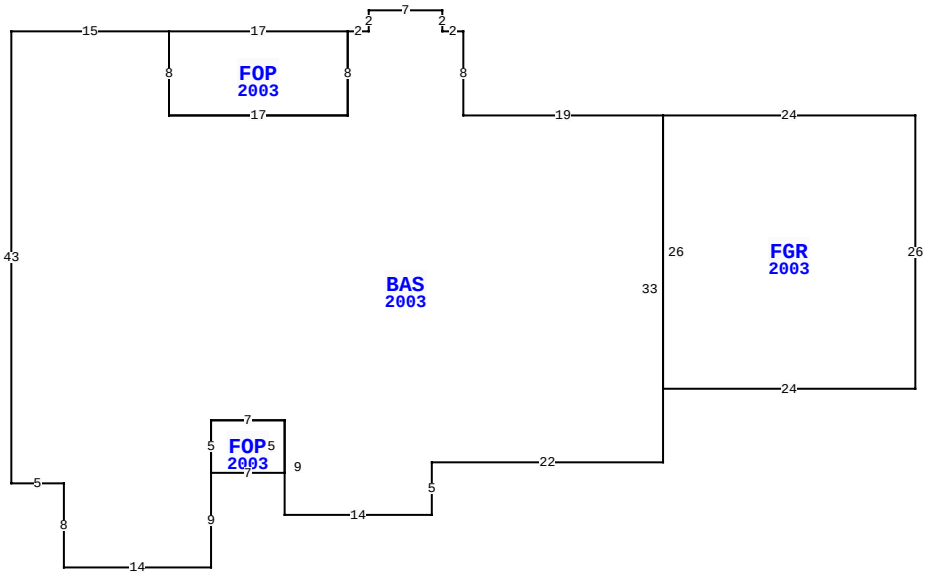
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,460	100	2003	2,460	325,017
FGR	624	55	2003	343	45,317
FOP	35	30	2003	10	1,321
FOP	136	30	2003	41	5,417
TOTALS	3,255			2,854	377,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,854	118.8066	156.82	447,564	2003	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2018 Heated Area: 2460 HX Base Yr 2018



12467 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	377,073
TOTAL MARKET OB/XF VALUE	28,169
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	502,742
SOH/AGL Deduction	215,888
ASSESSED VALUE	286,854
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	236,132
TOTAL JUST VALUE	502,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,822

TEAR OFF REPLACE SHINGLES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009268	NEW ROOF	20,000	07/20/2023
B0311928	GARAGE	49,500	11/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/0899	6/02/2017	WD	Q	I	02	275,000
GRANTOR: MCMILLEN MICHAEL DARE						
GRANTEE: WITTY STEVEN & TRAC						
1670/1811	4/01/2010	WD	U	I	30	41,000
GRANTOR: MCMILLEN MELISSA						
GRANTEE: MCMILLEN MICHAEL DA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W24 BAS=[YR=2003] W19 N8 W2 N2 W7 S2 W2
FOP=[YR=2003] W17 S8 E17 N8 $ S8 W17 N8 W15 S43 E5 S8 E14 N9
FOP=[YR=2003] E7 N5 W7 S5 $ N5 E7 S9 E14 N5 E22 N33 $ S26
E24 N26 $.

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	0812	CONCRETE C	0	100	0	0	1,009.00	SF	4.00	4.00	100	2003	2003	3	82	3,310	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0510	GARAGE WD-	0	100	50	30	1,500.00	SF	35.00	35.00	100	2003	2003	3	30	15,750	
4	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2020	2020	3	86	5,366	
5	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	100	2020	2020	3	98	733	

LAND DESCRIPTION

TOTAL OB/XF 28,169

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 08/03/2021 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS