N330 FT OF THE S1/2 OF LOT 3
IN OR 467 PG 738
ESMT IN OR 207/576,

ANDREWS MICHAEL & JUDY
11413 ELLA AVENUE
BRYCEVILLE, FL 32009

2025

05-1S-23-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

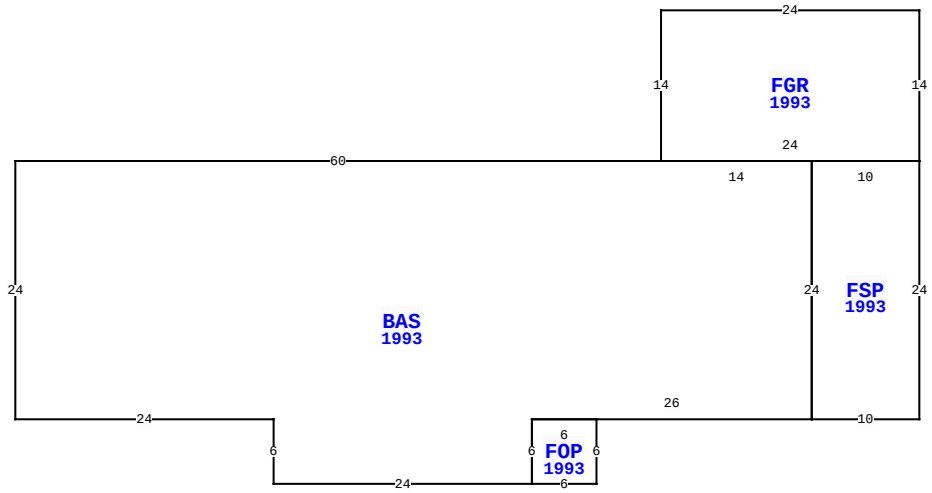
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	1,920	100	1993	1,920	150,844
FGR	336	55	1993	185	14,535
FOP	36	30	1993	11	864
FSP	240	40	1993	96	7,542
TOTALS	2,532			2,212	173,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	108.2900	108.29	239,537	1969	1985	0	0	0	27.45	72.55

1 SINGLE FAM – 100% - 0 Heated Area: 1920 HX Base Yr 1986



11413 ELLA AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		173,784
TOTAL MARKET OB/XF VALUE		9,720
TOTAL LAND VALUE - MARKET		228,500
TOTAL MARKET VALUE		259,609
SOH/AGL Deduction		134,109
ASSESSED VALUE		125,500
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,778
TOTAL JUST VALUE		412,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004866	REPAIR/RRF	0	06/05/2020
MH94518	MH MOVE-ON	23,988	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0467/0738	9/01/1985	WD	U	I		78,750
GRANTOR:						
GRANTEE:						
0367/0504	8/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E24 S6 E24 FOP=[YR=1993] E6N6W6 S6$ N6 E26 FSP=[YR=1993] E10N24FGR=[YR=1993] N14W24 S14 E24$ W10 S24$ N24 W14$.

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	0510	GARAGE WD-	0	100	30	26	780.00	SF	35.00	35.00	100	1975	1975	3	20	5,460	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1969	1969	3	30	2,100	
3	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	1980	1980	3	20	2,160	

LAND DESCRIPTION

TOTAL OB/XF 9,720

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	515.00	515.00	3,605							
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,000							

REVIEW DATE 12/02/2020 BY TW Total Acres: 10.00 Total Land Value: 76,105 Market: 156,000 Agricultural: 3,605 Common: 72,500 PRINTED 07/30/2025 BY SYS