

PT OF GOVT LOT 3 SEC 5-1S-23E&
PT OF GOVT LOT 1 SEC 6-1S-23E
IN OR 2308/497

HOWARD DENISE M
12124 GIBRALTOR DRIVE
BRYCEVILLE, FL 32009

2025

05-1S-23-0000-0004-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	20	FACE BRICK 90	0100	01	2,318	120.2509	120.25	278,740	1992	1992	0	0	22.77	77.23	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 10	1 SINGLE FAM - 100% - 2020													Heated Area: 2282													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2020													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	08	SHT VINYL 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																											
Occupancy	00	NONE 100																											
Quality			06	Quality Level 06																									
DOR CODE			5000IMPROVED 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																								
BAL	36	15	2011	5	464																								
BAS	1,936	100	1993	1,936	179,795																								
FOP	102	30	1993	31	2,879																								
FUS	346	100	2011	346	32,133																								
TOTALS			2,420		2,318	215,271																							
EXTRA FEATURES			12124 GIBRALTOR DR, 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	0810	CONCRETE A	0	100	0	0	374.00	SF	6.50	6.50	100	1977	1977	3	27	656													
2	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00	40.00	100	1977	1977	3	27	6,178													
3	0510	GARAGE WD-	0	100	10	50	500.00	SF	35.00	35.00	100	1962	1962	3	20	3,500													
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450													
5	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	2000	2000	3	27	810													
6	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600													
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1980	1980	3	20	257													
8	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600													
9	0681	POLE SHED	0	100	24	9	216.00	SF	15.00	15.00	100	2019	2019	3	87	2,819													
TOTAL OB/XF 17,870																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	005401	A	TIMBER 1 P	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	750.00	750.00	6,750												
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	10.87	AC		1.00	1.00	1.00	225.00	225.00	2,446												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.87	AC		1.00	1.00	1.10	14,500.00	15,950.00	316,926												
REVIEW DATE 01/08/2020 BY TW Total Acres: 21.87 Total Land Value: 79,196 Market: 316,926 Agricultural: 9,196 Common: 70,000 PRINTED 07/30/2025 BY SYS																													