IN OR 664/528
EX R/W OR 1040/1336

MCMILLEN A GAIL
PO BOX 66
BRYCEVILLE, FL 32009

2025

05-1S-24-0000-0004-0040

BUILDING CHARACTERISTICS

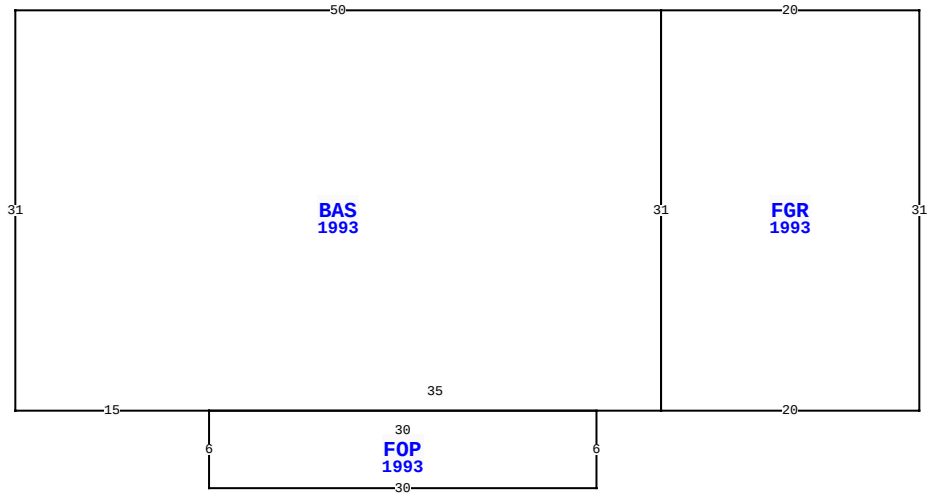
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1993	1,550	129,303
FGR	620	55	1993	341	28,447
FOP	180	30	1993	54	4,505
TOTALS	2,350			1,945	162,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,945	118.5800	118.58	230,638	1981	1981	0	0	0	29.65	70.35

1 SINGLE FAM – 100% - 0 Heated Area: 1550 HX Base Yr 1982



11938 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		162,254
TOTAL MARKET OB/XF VALUE		19,513
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		249,267
SOH/AGL Deduction		127,241
ASSESSED VALUE		122,026
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,304
TOTAL JUST VALUE		249,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007311	XFOB	2,000	07/01/2000
B996085	GARAGE	10,000	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0664/0528	8/03/1992	QC	Q	I	06	17,000
GRANTOR: MCMILLEN MICHAEL L						
GRANTEE: MCMILLEN A GAIL						
0299/0123	9/01/1979	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W50 S31 E15 FOP=[YR=1993] S6 E30 N6 W30$ E35 N31$ S31 E20 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	
2	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	1990	1990	3	20	1,008	
3	0510	GARAGE WD-	0	100	30	25	750.00	SF	29.75	29.75	100	1999	1999	3	26	5,801	
4	0351	CARPORT MT	0	100	25	20	500.00	SF	8.50	8.50	100	1999	1999	3	20	850	
5	0812	CONCRETE C	0	100	0	0	2,413.00	SF	4.00	4.00	100	1985	1985	3	44	4,247	
6	0811	CONCRETE B	0	100	0	0	909.00	SF	5.20	5.20	100	1999	1999	3	75	3,545	
7	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	100	2000	2000	3	77	2,434	

LAND DESCRIPTION

TOTAL OB/XF 19,513

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	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS