

LOT 1
IN OR 1630/669
RIVERSIDE ESTATES #1 PB 5/171

ADDISON BRANDON J
11204 CR 121
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	09	PINE WOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC	9008.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1994	1,060	95,787
FOP	236	30	1994	71	6,416
STP	90	10	2009	9	813
TOTALS	1,386			1,140	103,016

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,140	106.0000	106.00	120,840	1994	1994	0	0	14.75	85.25
1 SINGLE FAM - 100% - 2010						Heated Area: 1060		HX Base Yr 2010			
						BLD DATE		LGL DATE			
						XF DATE		LAND DATE		05/21/2025 MLU	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		103,016	
TOTAL MARKET OB/XF VALUE		17,806	
TOTAL LAND VALUE - MARKET		75,600	
TOTAL MARKET VALUE		196,422	
SOH/AGL Deduction		103,431	
ASSESSED VALUE		92,991	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		42,269	
TOTAL JUST VALUE		196,422	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		167,076	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8302	NEW CONSTR	47,082	08/11/1992
6864	TEMP POLE	9,392	08/06/1990
6562	XF0B	9,792	06/26/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1630/0669	7/10/2009	WD	Q	I	01
GRANTOR: SHEPARD KENNETH E					
GRANTEE: ADDISON BRANDON J					
0594/1267	4/11/1990	WD	Q	V	
GRANTOR: STOKES-NASSAU INC					
GRANTEE: SHEPARD KENNETH					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1994] W36 S24 FOP=[YR=1994] S12 E10 STP=[YR=2009] S6 E15 N6 W15\$ E15 N8 W16 N4 W9 \$ E9 S4 E16 S8 E11 N36 \$.					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1990
2	0811	CONCRETE B	0 100	0	0	680.00	SF	5.20	5.20	100	1993
3	0812	CONCRETE C	0 100	0	0	4,148.00	SF	4.00	4.00	100	1994
4	1242	WD DECK A	0 100	10	28	280.00	SF	10.00	10.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0004	OR	0.00	0.00	1.68	AC	1.00