PT OF NW1/4 OF NE1/4
IN OR 1898/1192
(EX R/W OR 949/1007 & R/R R/W)

ROUNTREE JOE E REVOCABLE LIVING TRUST
11130 US HWY 301
BRYCEVILLE, FL 32009

2025

08-1S-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

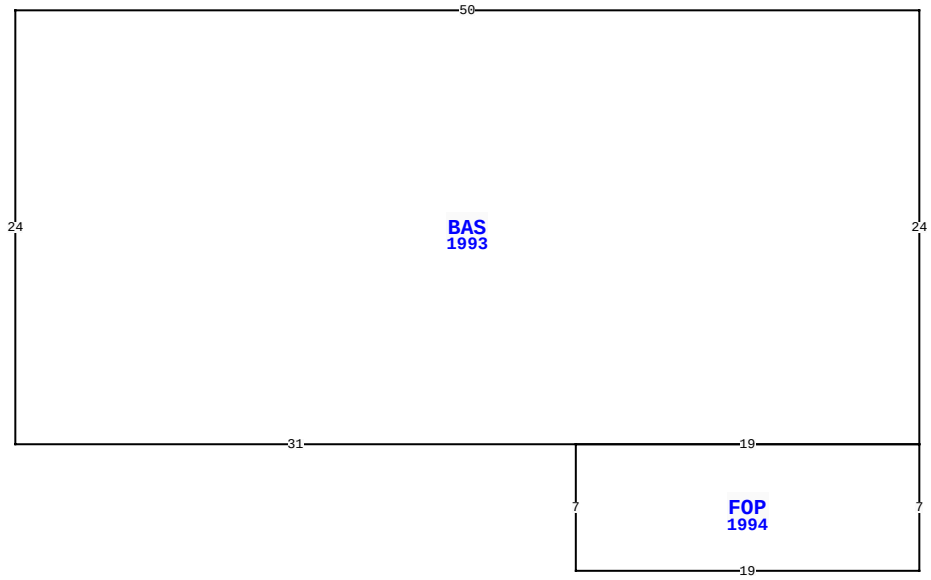
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	92,366
FOP	133	30	1994	40	3,079
TOTALS	1,333			1,240	95,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,240	99.6400	99.64	123,554	1962	1962	0	0	0	22.75	77.25

1 SINGLE FAM – 100% - 0 Heated Area: 1200 HX Base Yr



11130 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		95,445
TOTAL MARKET OB/XF VALUE		9,689
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		177,584
SOH/AGL Deduction		107,607
ASSESSED VALUE		69,977
TOTAL EXEMPTION VALUE	HX HB WR SL	69,977
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		177,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6490	CHNGE SRVC	1,600	02/13/1990
4844	SWIM POOL	12,590	04/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1898/1192	1/17/2014	QC	U	I	11	100
GRANTOR: ROUNTREE JOE E						
GRANTEE: ROUNTREE JOE E REVO						
0091/0363	1/01/1969	TA	Q	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E31 FOP=[YR=1994] S7 E19 N7 W19 $ E19 N24 $.

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	0810	CONCRETE A	0	100	11	31	341.00	SF	6.50	6.50	100	1962	1962	3	20	443	
2	0752	USP	0	100	15	15	225.00	SF	15.00	15.00	100	2013	2013	3	68	2,295	
3	0812	CONCRETE C	0	100	42	30	1,260.00	SF	4.00	4.00	100	1990	1990	3	57	2,873	
4	0812	CONCRETE C	0	100	0	0	1,182.00	SF	4.00	4.00	100	2005	2005	3	84	3,972	
5	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2005	2005	3	22	106	

LAND DESCRIPTION

TOTAL OB/XF 9,689

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	1.61	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,450							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.61 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS