

IN NW1/4 IN OR 2115/751
ESMT IN OR 412/201

SAMPSON JAMES A & STACEY
12156 RIVERGATE WAY
BRYCEVILLE, FL 32009

2025

17-1S-23-0000-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	123,721
FGR	624	55	1993	343	33,153
FOP	72	30	1993	22	2,126
FOP	320	30	1993	96	9,279
FUS	1,040	100	1993	1,040	100,523
UOP	84	20	1993	17	1,643

TOTALS	3,420			2,798	270,447
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	0	0	528.00	SF	10.00
3	0861	POOL GUNIT	0	100	32	18	576.00	SF	46.75
4	0845	KOOL DECK	0	100	0	0	502.00	SF	7.25
5	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	4.34

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,798	119.3280	119.33	333,885	1986	1986	0	0	0 19.00	81.00	
1 SINGLE FAM - 100% - 2023												
Heated Area: 2320												
HX Base Yr 2023												

12156 RIVERGATE WAY, BRYCEVILLE					BLD DATE					LGL DATE		05/09/2025MLU	
					XF DATE					LAND DATE			
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030				
528.00	SF	10.00	10.00	100	1986	1986	3	20	1,056				
576.00	SF	46.75	46.75	100	1990	1990	3	20	5,386				
502.00	SF	7.25	7.25	100	1990	1990	3	57	2,075				
600.00	SF	5.20	5.20	100	1992	1992	3	62	1,934				