

PT SE1/4 OF SE1/4 OF SE1/4 OF
SEC 19-1N-23E IN OR 284/451 &
OR 2413/452

HOWARD JAMES H & DONNIE R/
3743 ELLERY LN
BRYCEVILLE, FL 32009

2025

19-1N-23-0000-0008-0030



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 100	0100	01	2,724	109.8240	109.82	299,150	2008	2008	0	0	0	12.00	88.00	VALUATION SUMMARY							STANDARD																																
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM - 100% - 0										Heated Area: 2046 HX Base Yr																																										
Roof Cover	12	MODULAR MT 100																																																					
Interior Wall	05	DRYWALL 100																																																					
Interior Floo	13	LVT/LAMMT 60																																																					
Interior Floo	11	CLAY TILE 40																																																					
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			03	Quality Level 03																																																			
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	2,046	100	2008	2,046	197,729																																																		
FGR	906	55	2008	498	48,127																																																		
FOP	300	30	2008	90	8,698																																																		
FOP	300	30	2008	90	8,698																																																		
TOTALS	3,552			2,724	263,252																																																		

EXTRA FEATURES												3743 ELLERY LN, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185					
2	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	2008	2008	3	88	2,746					
3	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2008	2008	3	48	10,080					
4	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	100	2010	2010	3	56	5,040					
5	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2010	2010	3	56	3,226					