PT OF SECTS 19 & 20
IN OR 2733/343

DUNCAN PERDIE KELLY JR & RUTH COLLOTZI/THOMAS TERE
958 LIMOUSINE LANE
BRYCEVILLE, FL 32009

2025

19-1S-23-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

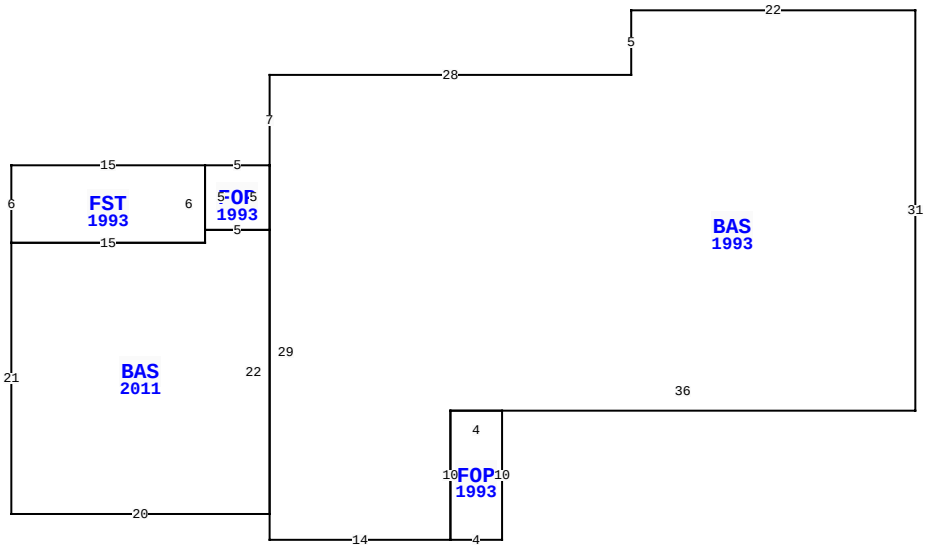
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1993	1,550	185,729
BAS	425	100	2011	425	50,925
FOP	25	30	1993	8	959
FOP	40	30	1993	12	1,438
FST	90	55	1993	50	5,992
TOTALS	2,130			2,045	245,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,045	104.3406	137.73	281,658	1958	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2025 Heated Area: 1975 HX Base Yr



958 LIMOUSINE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,042
TOTAL MARKET OB/XF VALUE		16,527
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		359,069
SOH/AGL Deduction		0
ASSESSED VALUE		359,069
TOTAL EXEMPTION VALUE	13	359,069
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		359,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/343	8/20/2024	QC	U	I	11	100
GRANTOR: DUNCAN PERDIE KELLY J						
GRANTEE: DUNCAN PERDIE KELLY						
2724/1120	7/11/2024	WD	Q	I	01	435,000
GRANTOR: SKINNER EUGENE WAYNE						
GRANTEE: DUNCAN PERDIE KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S5 W28 S7 FOP=[YR=1993] W5 FST=[YR=1993] W15 S6 BAS=[YR=2011] S21 E20 N22 W5 S1 W15$ E15 N6$ S5 E5 N5$ S29 E14FOP=[YR=1993] E4 N10 W4 S10$ N10 E36 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	0510	GARAGE WD-	0	100	32	22	704.00	SF	35.00	35.00	100	1970	1970	3	20	4,928	
2	0200	BARN WD 0-	0	100	40	28	1,120.00	SF	20.00	20.00	100	1970	1970	3	20	4,480	
3	0681	POLE SHED	0	100	36	30	1,080.00	SF	15.00	15.00	100	2000	2000	3	27	4,374	
5	0810	CONCRETE A	0	100	28	14	464.00	SF	6.50	6.50	100	2011	2011	3	91	2,745	

LAND DESCRIPTION

TOTAL OB/XF 16,527

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 01/10/2025 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS