PT NE1/4 OF NE1/4 OF
SEC 19-1S-24E IN OR 721/237
(EX ESMT PT OR 728/1129)

ALTMAN ROBERT L & SHIRLEY J
PO BOX 98
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

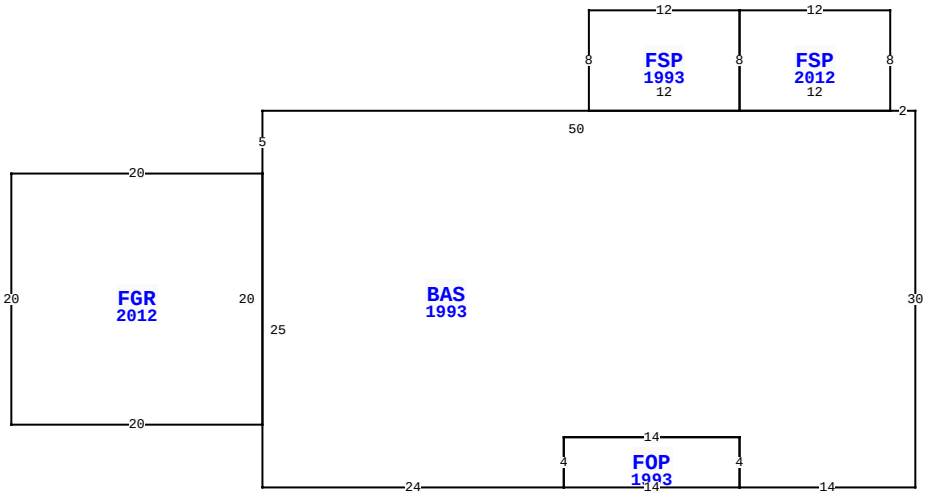
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1993	1,504	122,155
FGR	400	55	2012	220	17,868
FOP	56	30	1993	17	1,381
FSP	96	40	1993	38	3,086
FSP	96	40	2012	38	3,086
TOTALS	2,152			1,817	147,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,817	124.0000	124.00	225,308	1975	1975	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 1995 Heated Area: 1504 HX Base Yr 1995



9098 IMPERIAL CT, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,577
TOTAL MARKET OB/XF VALUE		10,284
TOTAL LAND VALUE - MARKET		84,420
TOTAL MARKET VALUE		242,281
SOH/AGL Deduction		123,593
ASSESSED VALUE		118,688
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,966
TOTAL JUST VALUE		242,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/0237	1/03/1995	WD	Q	I		84,000
GRANTOR: HIRST LANORA						
GRANTEE: ALTMAN ROBERT L & S						
0268/0309	6/01/1978	WD	U	I		44,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=2012] N8 W12 FSP=[YR=1993] W12 S8 E12 N8$ S8 E12 $ W50 S5 FGR=[YR=2012] W20 S20 E20 N20$ S25 E24 FOP=[YR=1993] E14 N4W14 S4$ N4 E14 S4 E14 N30$.

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	0811	CONCRETE B	0	100	0	0	1,100.00	SF	5.20	5.20	100	2000	2000	3	77	4,404	
2	0680	POLE SHED	0	100	30	20	600.00	SF	10.00	10.00	100	2024	2023		98	5,880	

LAND DESCRIPTION

TOTAL OB/XF 10,284

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	2.68	AC		1.00	1.00	0.90	35,000.00	31,500.00	84,420							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 2.68 Total Land Value: 84,420 Market: 0 Agricultural: 0 Common: 84,420 PRINTED 07/30/2025 BY SYS