PT OF SE 1/4 OF SW 1/4
OR 143 PG 192

COLE DONALD R JR & JOANN
P O BOX 95
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

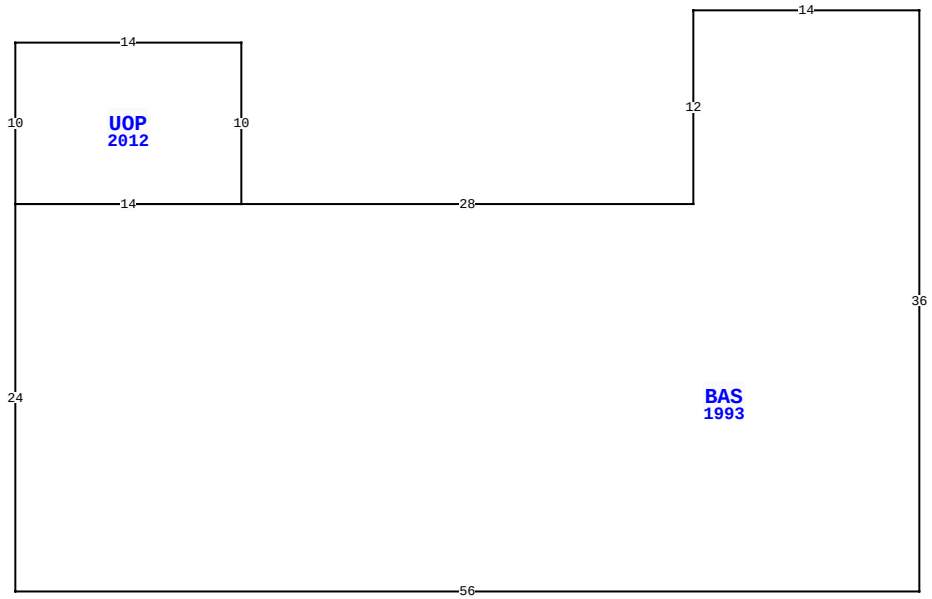
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,512	100	1993	1,512	136,142
UOP	140	20	2012	28	2,521
TOTALS	1,652			1,540	138,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,540	109.1400	109.14	168,076	1980	1983	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 1512 HX Base Yr



6872 CR 119, 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		138,663
TOTAL MARKET OB/XF VALUE		11,809
TOTAL LAND VALUE - MARKET		147,000
TOTAL MARKET VALUE		297,472
SOH/AGL Deduction		169,917
ASSESSED VALUE		127,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,833
TOTAL JUST VALUE		297,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3689	N/A	3,000	11/03/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0143/0192	3/01/1973	WD	Q	V		6,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S12 W28 UOP=[YR=2012] N10 W14 S10 E14$ W14 S24 E56 N36$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	3,605	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1986	1986	3	20	4,032	
3	0350	CARPORT WD	0	100	36	20	720.00	SF	9.75	9.75	100	1973	1973	3	20	1,404	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1983	1983	3	20	818	
5	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1989	1989	3	20	384	
6	0351	CARPORT MT	0	100	21	18	378.00	SF	10.00	10.00	100	2000	2000	3	20	756	
7	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	2000	2000	3	27	810	

LAND DESCRIPTION

TOTAL OB/XF 11,809

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	4.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	147,000							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 4.90 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 07/30/2025 BY SYS