IN SEC 19 & 30
IN OR 1833/170 & OR 1833/172
EX 4-17

SKINNER SAMUEL D
6583 CR 119
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0004-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

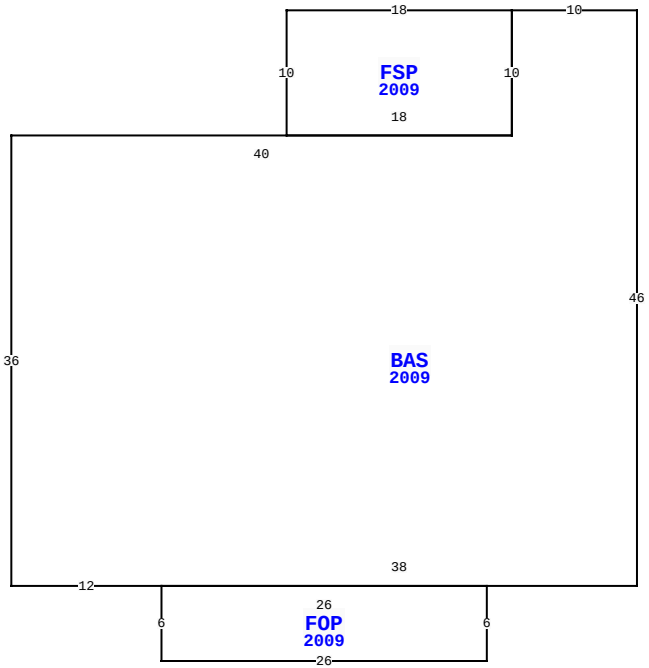
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2009	1,900	216,263
FOP	156	30	2009	47	5,349
FSP	180	40	2009	72	8,195
TOTALS	2,236			2,019	229,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	122.3922	122.39	247,105	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1900 HX Base Yr 2014



6583 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		229,808
TOTAL MARKET OB/XF VALUE		6,871
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		344,679
SOH/AGL Deduction		183,634
ASSESSED VALUE		161,045
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,323
TOTAL JUST VALUE		344,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21985	ELEC OTHER	500	07/01/2009
B22722	CARPORT	18,168	07/01/2009
C22080	CO ISSUED	0	05/27/2009
B22528	DEMOLITION	3,000	05/01/2009
E21591	ELEC OTHER	7,500	02/01/2009
M14371	MECH OTHER	0	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1833/0172	1/01/2013	WD	U	I	11	100
GRANTOR: SKINNER LARRY DOUGLAS						
GRANTEE: SKINNER SAMUEL D						
1833/0170	12/31/2012	WD	U	I	11	100
GRANTOR: SKINNER LARRY DOUGLAS						
GRANTEE: SKINNER SAMUEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 FSP=[YR=2009] W18 S10 E18 N10$ S10 W40 S36 E12 FOP=[YR=2009] S6 E26 N6 W26$ E38 N46 $.

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	18	18	324.00	SF	35.00	35.00	100	1977	1977	3	20	2,268	
2	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1992	1992	3	20	1,200	
3	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2008	2008	3	48	1,037	
4	0350	CARPORT WD	0	100	26	20	520.00	SF	13.00	13.00	100	2009	2009	3	35	2,366	

LAND DESCRIPTION

TOTAL OB/XF 6,871

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	3.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	108,000							

REVIEW DATE 07/29/2019 BY TWA Total Acres: 3.60 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 07/30/2025 BY SYS