IN OR 2710/759

**SEJDIC SENADA & DENIS**
6551 CR 119
BRYCEVILLE, FL 32009

**2025**

**19-1S-24-0000-0004-0220**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 12 | CEDAR 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

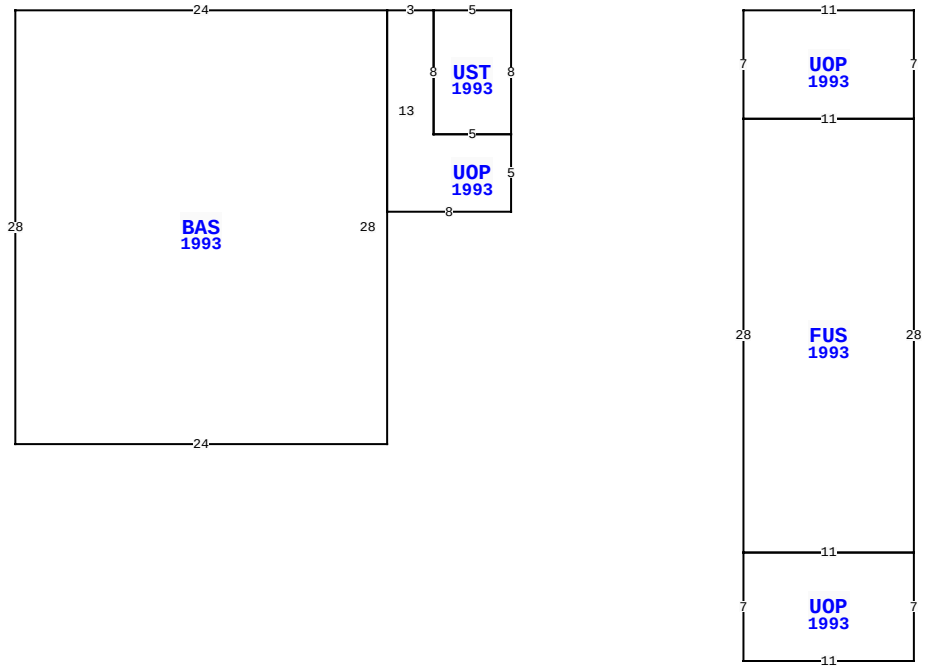
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | 1993 | 672 | 68,258 |
| FUS | 308 | 100 | 1993 | 308 | 31,285 |
| UOP | 64 | 20 | 1993 | 13 | 1,321 |
| UOP | 77 | 20 | 1993 | 15 | 1,524 |
| UOP | 77 | 20 | 1993 | 15 | 1,524 |
| UST | 40 | 45 | 1993 | 18 | 1,828 |
| TOTALS | 1,238 | | | 1,041 | 105,739 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,041 | 123.1200 | 123.12 | 128,168 | 1987 | 1987 | 0 | 0 | 0 | 17.50 | 82.50 |

1 SINGLE FAM – 0% - 2025 Heated Area: 980 HX Base Yr




6551 CR 119, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 105,739 |
| TOTAL MARKET OB/XF VALUE | 14,234 |
| TOTAL LAND VALUE - MARKET | 70,000 |
| TOTAL MARKET VALUE | 189,973 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 189,973 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 189,973 |
| TOTAL JUST VALUE | 189,973 |
| NCON VALUE | 12,000 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 163,202 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4301 | N/A | 10,000 | 08/12/1987 |
| 2097 | N/A | 17,400 | 09/23/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2710/759 | 4/19/2024 | WD | Q | I | 02 | 220,000 |
| GRANTOR: WATERS PATRICIA L SPE | | | | | | |
| GRANTEE: SEJDIC SENADA & DEN | | | | | | |
| 2710/756 | 4/19/2024 | QC | U | I | 11 | 100 |
| GRANTOR: WATERS PATRICIA L | | | | | | |
| GRANTEE: SEJDIC SENADA & DEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W5 UOP=[YR=1993] W3 BAS=[YR=1993] W24 S28 E24 N28$ S13 E8 N5 W5 N8$ S8 E5 N8$ PTR=E15 UOP=[YR=1993] E11 S7 FUS=[YR=1993] S28 UOP=[YR=1993] S7 W11 N7 E11$ W11 N28 E11$ W11 N7$ W15$.

## 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 | 1242 | WD DECK A | 0 | 0 | 4 | 8 | 32.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 20 | 64 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 62 | 2,170 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 40 | 10 | 400.00 | SF | 30.00 | 30.00 | 100 | 2025 | 2024 | | 100 | 12,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,234

| 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 | 0 | 0007 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |

REVIEW DATE 03/27/2024 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS