LOT 5
IN OR 581/322
EX R/W 1025/1500 FEE SIMPLE

SPIEWAK WALTER R & BETTY JO
13348 US HIGHWAY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2050-0005-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	01	Quality Level 01

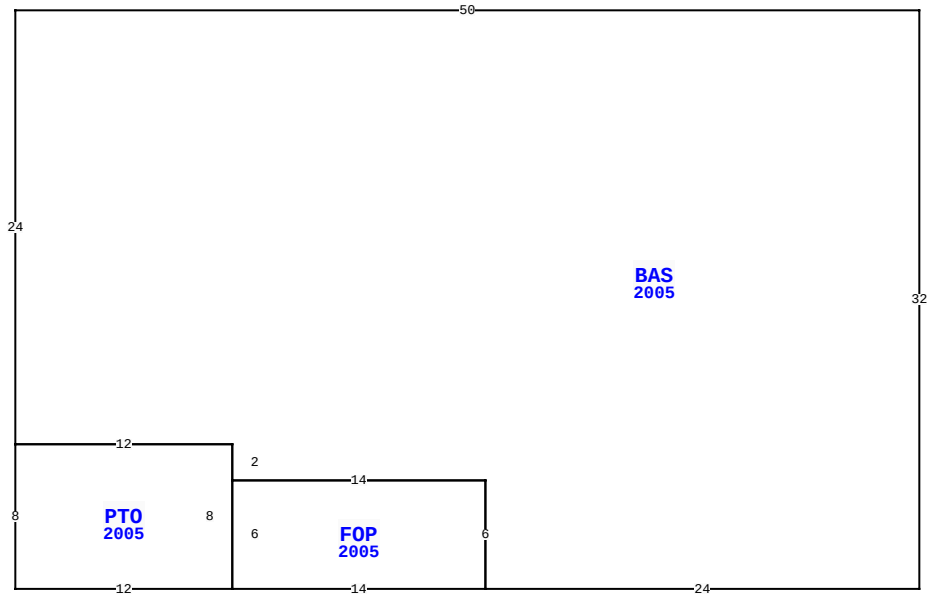
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	2005	1,420	171,958
FOP	84	30	2005	25	3,027
PTO	96	5	2005	5	605
TOTALS	1,600			1,450	175,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,450	101.0880	133.44	193,488	2005	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2025 Heated Area: 1420 HX Base Yr



13348 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		175,590
TOTAL MARKET OB/XF VALUE		20,647
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		241,237
SOH/AGL Deduction		0
ASSESSED VALUE		241,237
TOTAL EXEMPTION VALUE	13	241,237
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		241,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014407	REPAIR/RRF	15,000	09/21/2022
M10003	MECH OTHER	0	07/01/2005
P0509439	OTHER	0	05/01/2005
B14790	NEW CONSTR	112,055	03/01/2005
E14593	ELEC OTHER	2,000	03/01/2005
R07357	REPAIR/RRF	2,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0581/0322	10/09/1989	WD	U	I	10	6,000
GRANTOR: YVWZX CORP						
GRANTEE: SPIEWAK WALTER & B						
0457/0260	6/01/1985	AD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W50 S24 PTO=[YR=2005] S8 E12 FOP=[YR=2005] E14 N6 W14 S6 $ N8 W12 $ E12 S2 E14 S6 E24 N32 $.

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	0511	GARAGE CB-	0	100	25	24	600.00	SF	40.00	40.00	100	1993	1993	3	64	15,360	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
3	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1997	1997	3	24	432	
4	0510	GARAGE WD-	0	100	24	12	288.00	SF	25.90	25.90	100	2005	2005	3	36	2,685	

LAND DESCRIPTION

TOTAL OB/XF 20,647

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	194.00	238.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS