LOT 9
IN OR 1350/635
EX R/W OR 1000/1043

WHITE LORETTA
13200 US HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2050-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

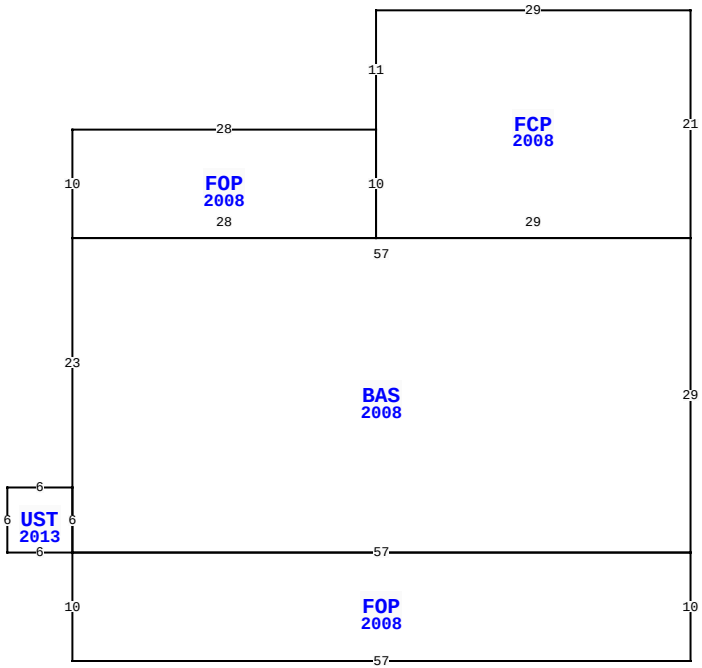
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,653	100	2008	1,653	178,100
FCP	609	25	2008	152	16,377
FOP	280	30	2008	84	9,050
FOP	570	30	2008	171	18,424
UST	36	45	2013	16	1,724
TOTALS	3,148			2,076	223,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	116.4828	116.48	241,812	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2009 Heated Area: 1653 HX Base Yr 2009



13200 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		223,676
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		268,676
SOH/AGL Deduction		131,010
ASSESSED VALUE		137,666
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		81,944
TOTAL JUST VALUE		268,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,649

NEW METAL ROOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009019	NEW ROOF	23,000	07/14/2023
C17509	CO ISSUED	0	04/01/2006
E17073	ELEC OTHER	800	04/01/2006
M11333	MECH OTHER	0	04/01/2006
R09137	REPAIR/RRF	3,500	04/01/2006
B17509	NEW CONSTR	142,648	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0635	9/15/2005	WD	Q	I		25,000
GRANTOR: BUSTION GERALD WINSTO						
GRANTEE: WHITE JERRY & LORET						
0599/0495	6/11/1990	AD	U	V	10	100
GRANTOR: DAVIS RALPH & JULIE						
GRANTEE: BUSTION GERALD W						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2008] W29 S11 FOP=[YR=2008] W28 S10 BAS=[YR=2008] S23 UST=[YR=2013] W6 S6 E6 N6$ S6 FOP=[YR=2008] S10 E57 N10 W57$ E57 N29 W57$ E28 N10$ S10 E29 N21$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	191.00	241.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/30/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS