

OTT JAMES R L/E/OTT ROBERT A
12663 US HWY 301
BRYCEVILLE, FL 32009

2025

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3										6
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		25		MOD METAL 100		6500		01		720		58.1900		21.53		15,502		2020		2020		0		0		4.00		96.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		3		GARAGE RES - 50% - 1997								Heated Area: 720										HX Base Yr 1997		Tax Group: 6					Tax Dist:							
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					128,144					
Interior Wall				N/A 100																										TOTAL MARKET OB/XF VALUE					10,406					
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					91,700					
Air Condition		99		N/A 100																										TOTAL MARKET VALUE					230,250					
Heating Type				N/A 100																										SOH/AGL Deduction					86,135					
Bedrooms				0 100																										ASSESSED VALUE					144,115					
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					37,009					
Frame		05		STEEL 100																										BASE TAXABLE VALUE					107,106					
Stories		0		0 100																										TOTAL JUST VALUE					230,250					
Units				0 100																										NCON VALUE					0					
Occupancy		00		NONE 100																										INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					204,556					