LOT 13
IN OR 1557/52
EX R/W PT OR 964/377

OTT ROBERT A
12649 US HWY 301
BRYCEVILLE, FL 32009-0054

2025

33-1N-24-2051-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

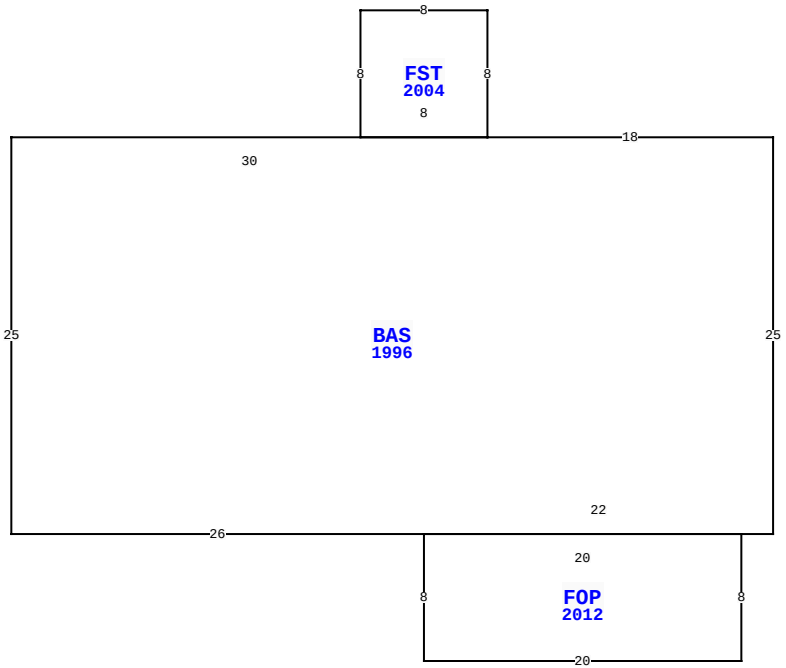
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1996	1,200	147,375
FOP	160	30	2012	48	5,895
FST	64	55	2004	35	4,298
TOTALS	1,424			1,283	157,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,283	104.8320	138.38	177,542	1996	2001	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2009 Heated Area: 1200 HX Base Yr 2009



12649 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		157,569
TOTAL MARKET OB/XF VALUE		352
TOTAL LAND VALUE - MARKET		73,800
TOTAL MARKET VALUE		231,721
SOH/AGL Deduction		140,800
ASSESSED VALUE		90,921
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,199
TOTAL JUST VALUE		231,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952305	NEW CONSTR	86,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/0052	3/24/2008	WD	Q	I	01	105,000
GRANTOR: OTT JAMES ROBERT & KA						
GRANTEE: OTT ROBERT A						
0741/1419	10/17/1995	WD	U	V	10	6,000
GRANTOR: YVWZX CORP						
GRANTEE: OTT JAMES & KATHLEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W18 FST=[YR=2004] N8 W8 S8 E8 $ W30 S25 E26
FOP=[YR=2012] S8 E20 N8 W20$ E22 N25 $.

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	100	0	0	176.00	SF	10.00	10.00	100	1996	1996	3	20	352	

LAND DESCRIPTION

TOTAL OB/XF 352

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	1.64	AC		1.00	1.00	1.00	45,000.00	45,000.00	73,800							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.64 Total Land Value: 73,800 Market: 0 Agricultural: 0 Common: 73,800 PRINTED 07/30/2025 BY SYS