

WILSON JOHN H JR & KATRINA F
6142 SADDLEBEND PLACE
BRYCEVILLE, FL 32009

37-1S-23-0000-0006-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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		03	CEDAR 100		0900	01	2,160	95.3442	125.85	271,836	1986	2001	0	0	0	11.50	88.50	VALUATION BY STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2020										Heated Area: 1920 HX Base Yr 2020														
Roof Cover		12	MODULAR MT 100		USP 1993 BAS 1993 UOP 1993													BUILDING MARKET VALUE					240,575						
Interior Wall		05	DRYWALL 90															TOTAL MARKET OB/XF VALUE					30,783						
Interior Wall		06	CUST PANEL 10															TOTAL LAND VALUE - MARKET					193,750						
Interior Floor		09	PINE WOOD 100															TOTAL MARKET VALUE					465,108						
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					229,150						
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					235,958						
Bedrooms			3 100															TOTAL EXEMPTION VALUE					HX HB		50,722				
Bathrooms			2 100															BASE TAXABLE VALUE					185,236						
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					465,108						
Stories		0	0 100															NCON VALUE					0						
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE					448,647																			
Occupancy		00	NONE 100																										
Quality		01	Quality Level 01																										
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	1,920	100	1993	1,920	213,844																								
UOP	480	20	1993	96	10,693																								
USP	480	30	1993	144	16,038																								
TOTALS		2,880			2,160	240,575																							
EXTRA FEATURES					6142 SADDLEBEND PL, BRYCEVILLE										BLD DATE					LGL DATE					05/09/2025 MLU				
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
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													
1	0200	BARN WD 0-	0 100	30	31	930.00	SF	15.00	15.00	100	1985	1985	3	20	2,790														
2	0511	GARAGE CB-	0 100	20	40	800.00	SF	40.00	40.00	100	1980	1980	3	30	9,600														
3	0350	CARPORY WD	0 100	24	24	576.00	SF	13.00	13.00	100	1992	1992	3	20	1,498														
4	0861	POOL GUNIT	0 100	15	30	450.00	SF	85.00	85.00	100	1998	1998	3	20	7,650														
5	0845	KOOL DECK	0 100	0	0	200.00	SF	7.25	7.25	100	1998	1998	3	73	1,059														
6	0350	CARPORY WD	0 100	28	20	560.00	SF	9.75	9.75	100	2000	2000	3	20	1,092														
7	0751	UOP	0 100	18	10	180.00	SF	7.50	7.50	100	2000	2000	3	27	365														
8	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	3	100	6,000														
9	0681	POLE SHED	0 100	30	8	240.00	SF	11.25	11.25	100	2000	2000	3	27	729														
LAND DESCRIPTION										TOTAL OB/XF										30,783									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	12.50	AC		1.00	1.00	1.00	15,500.00	15,500.00	193,750												