

LOT 49
IN OR 2122/1120
SUNOW SPRINGS #1 PB 4/75 & 76

DUBOIS ROBERT D & TAMELA LEE
11406 MYSTICAL LANE
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0049-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	06
Occupancy	00

Quality	02
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	138,122
BAS	462	100	2016	462	40,697
FOP	350	30	1993	105	9,249
UOP	224	20	2016	45	3,964
USP	280	30	2016	84	7,399

TOTALS	2,884			2,264	199,432
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EXTRA FEATURES	
L N	OB/XF
1	0752
2	0680

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,264	100.1756	105.18	238,128	1989	1989	0	0	16.25	83.75
1 SINGLE FAM 100% - 0											
Heated Area: 2030 HX Base Yr 2008											

11406 MYSTICAL LN, BRYCEVILLE	BLD DATE	LGL DATE	05/05/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF	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	0752	USP	0	100	24	10		15.00	100	2000	2000	3	26	936	
2	0680	POLE SHED	0	100	50	26		10.00	100	2026	2022	03	93	12,090	

TOTAL OB/XF		13,026													
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
1	000100	C	RES	100	0006	OR	0.00	0.00	2.52	AC		1.00	1.00	1.00	35,500.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		229,296	
TOTAL MARKET OB/XF VALUE		13,026	
TOTAL LAND VALUE - MARKET		89,460	
TOTAL MARKET VALUE		331,782	
SOH/AGL Deduction		141,129	
ASSESSED VALUE		190,653	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		139,242	
TOTAL JUST VALUE		331,782	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3271	NEW CONSTR	2,730	11/01/1988
5222	NEW CONSTR	42,572	10/14/1988
5438	NEW CONSTR	2,625	10/14/1988
3246	NEW CONSTR	0	10/14/1988

SALES DATA	
OFF RECORD Number	DATE
2122/1120	4/20/2017
GRANTOR: DUBOIS DALE & TAMELA	
GRANTEE: DUBOIS ROBERT D & T	
2003/1141	9/07/2015
GRANTOR: DUBOISE TAMELA LEE &	
GRANTEE: DUBOIS DALE & TAMEL	

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2016] W16 USP=[YR=2016] W20 S14 BAS=[YR=1993] W34 S29 FOP=[YR=1993] S5 E70 N5 BAS=[YR=2016] N21 W22 S21 E22\$ W70\$ E48 N21 E22 N8 W36\$ E20 N14\$ S14 E16 N14\$.	

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 08	
NEIGHBORHOOD/LOC	8011.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	624	100
YEAR	1993	TOT ADJ AREA
624	29,864	SUBAREA MARKET VALUE
TOTALS	624	624 29,864

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	624	76.2850	80.10	49,982	1983	1983	0	0	0	40.25	59.75
2 SINGLE FAM 0% - 0 Heated Area: 624 HX Base Yr 2008												
26 26 24 24 BAS 1993												
				BLD DATE		LGL DATE		05/05/2026				