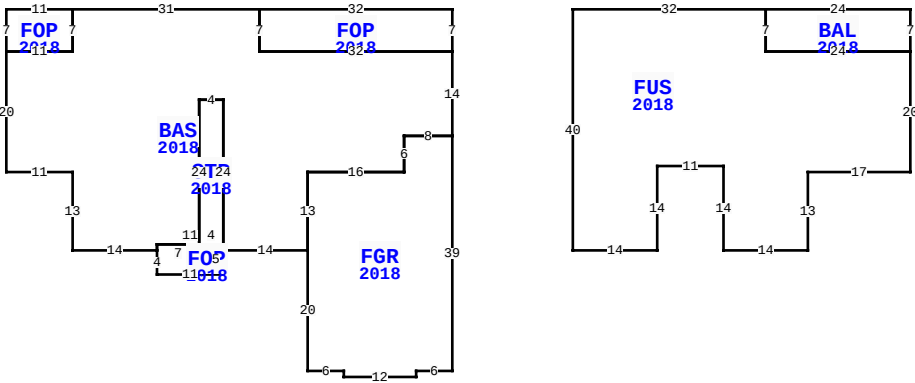


ALVAREZ CARLOS J & IVIS
13288 CR 121
BRYCEVILLE, FL 32009

04-1S-23-0000-0002-0040



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	31	HARDIE BRD 70				0500	01	4,481	92.9808	154.35	691,642	2018	2018	0	0	0	3.68	96.32	VALUATION BY STANDARD								
Exterior Wall	20	FACE BRICK 30				1 SFR CUST 100% - 2019													Tax Group: 6		Tax Dist:						
Roof Structure	08	IRREGULAR 100				Heated Area: 3842													BUILDING MARKET VALUE		666,190						
Roof Cover	03	COMP SHNGL 100				HX Base Yr 2019													TOTAL MARKET OB/XF VALUE		3,395						
Interior Wall	05	DRYWALL 100																	TOTAL LAND VALUE - MARKET		190,000						
Interior Floor	12	HARDWOOD 70																	TOTAL MARKET VALUE		692,530						
Interior Floor	11	CLAY TILE 30																	SOH/AGL Deduction		221,963						
Air Condition	03	CENTRAL 100																	ASSESSED VALUE		470,567						
Heating Type	04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE		HX HB		51,411				
Bedrooms	4	100																	BASE TAXABLE VALUE		419,156						
Bathrooms	4	100																	TOTAL JUST VALUE		859,585						
Frame	02	WOOD FRAME 100																	NCON VALUE		0						
Stories	0	100																	INCOME VALUE								
Units	0	100																	PREVIOUS YEAR MKT VALUE		902,068						
Occupancy	00	NONE 100																									
Quality		01	Quality Level 01																								
DOR CODE		5000	IMPROVED AG																								
MAP NUM			MKT AREA				09																				
NEIGHBORHOOD/LOC		9001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAL	168	15	2018	25	3,717																						
BAS	2,145	100	2018	2,145	318,897																						
FGR	852	55	2018	469	69,726																						
FOP	77	30	2018	23	3,419																						
FOP	151	30	2018	45	6,690																						
FOP	224	30	2018	67	9,960																						
FUS	1,697	100	2018	1,697	252,293																						
STR	96	10	2018	10	1,487																						
TOTALS		5,410			4,481	666,190																					
EXTRA FEATURES						12288 CR 121, BRYCEVILLE										BLD DATE		LGL DATE		05/12/2026		MLU					
																11/21/2024		KBA									