LOT 7
IN OR 1179/107
TIMBER RUN SUB PB 6/310

DAVISON MARVIN & VICKI L
12539 CR 121
BRYCEVILLE, FL 32009

2026

04-1S-23-2052-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

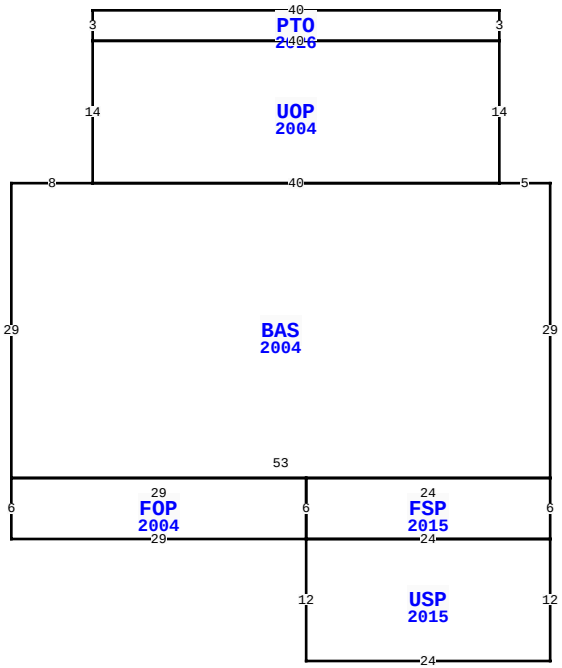
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	2004	1,537	146,572
FOP	174	30	2004	52	4,959
FSP	144	40	2015	58	5,531
PTO	120	5	2026	6	572
UOP	560	20	2004	112	10,680
USP	288	30	2015	86	8,201
TOTALS	2,823			1,851	176,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	107.8000	113.19	209,515	2004	2004	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2006 Heated Area: 1537 HX Base Yr 2006



12539 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		176,516
TOTAL MARKET OB/XF VALUE		7,438
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		295,954
SOH/AGL Deduction		149,038
ASSESSED VALUE		146,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,505
TOTAL JUST VALUE		295,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413015	NEW CONSTR	0	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/0107	10/08/2003	WD	U	I	13	37,900

GRANTOR: G & H LAND DEVELOPMEN
GRANTEE: DAVISON MARVIN & VI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W5 W40 W8 S29 E53 N29 $
USP=[YR=2015;ORIG=-24,35] S12 E24 N12 W24 $
FOP=[YR=2004;ORIG=-53,29] S6 E29 N6 W29 $
FSP=[YR=2015;ORIG=0,35] N6 W24 S6 E24 $
UOP=[YR=2004;ORIG=-5,0] N14 W40 S14 E40 $
PTO=[YR=2026;ORIG=-45,-14] E40 N3 W40 S3 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
2	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2020	2020	3	82	4,428	

LAND DESCRIPTION

TOTAL OB/XF 7,438

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	4.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	112,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS