LOT 9
IN OR 2125/899
TIMBER RUN SUB PB 6/310

WITTY STEVEN & TRACY LOUISE
12467 COUNTY ROAD 121
BRYCEVILLE, FL 32009

**2026**

**04-1S-23-2052-0009-0000**

## BUILDING CHARACTERISTICS

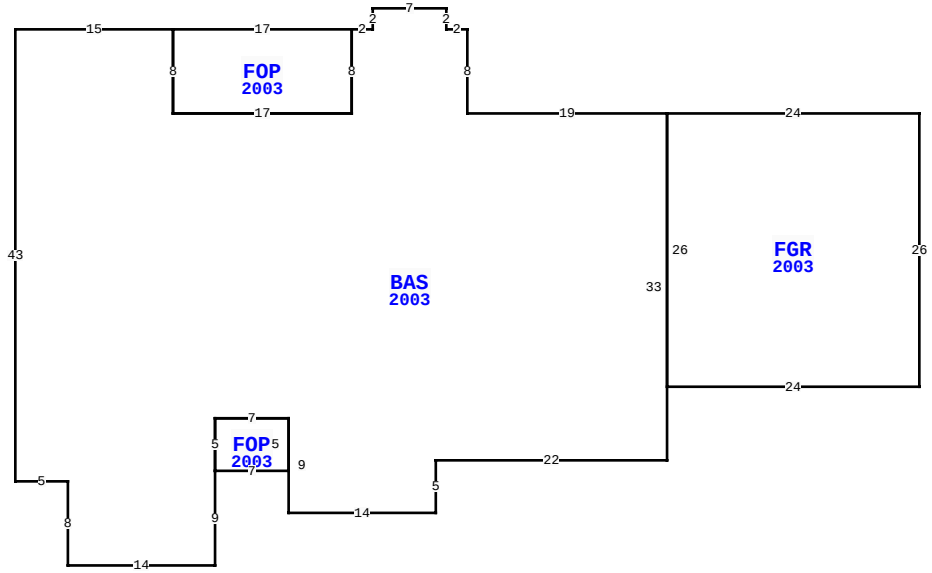
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 2,460 | 100 | 2003 | 2,460 | 339,214 |
| FGR | 624 | 55 | 2003 | 343 | 47,297 |
| FOP | 35 | 30 | 2003 | 10 | 1,379 |
| FOP | 136 | 30 | 2003 | 41 | 5,654 |
| TOTALS | 3,255 | | | 2,854 | 393,544 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,854 | 118.8066 | 165.14 | 471,310 | 2003 | 2003 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SNGL FAM 100% - 2018 Heated Area: 2460 HX Base Yr 2018




12467 CR 121, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 393,544 |
| TOTAL MARKET OB/XF VALUE | | 23,317 |
| TOTAL LAND VALUE - MARKET | | 105,000 |
| TOTAL MARKET VALUE | | 521,861 |
| SOH/AGL Deduction | | 227,262 |
| ASSESSED VALUE | | 294,599 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 243,188 |
| TOTAL JUST VALUE | | 521,861 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 502,742 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230009268 | NEW ROOF | 20,000 | 07/20/2023 |
| B0311928 | GARAGE | 49,500 | 11/02/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2125/0899 | 6/02/2017 | WD | Q | I | 02 | 275,000 |
| GRANTOR: MCMILLEN MICHAEL DARE | | | | | | |
| GRANTEE: WITTY STEVEN & TRAC | | | | | | |
| 1670/1811 | 4/01/2010 | WD | U | I | 30 | 41,000 |
| GRANTOR: MCMILLEN MELISSA | | | | | | |
| GRANTEE: MCMILLEN MICHAEL DA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2003] W24 BAS=[YR=2003] W19 N8 W2 N2 W7 S2 W2
FOP=[YR=2003] W17 S8 E17 N8 $ S8 W17 N8 W15 S43 E5 S8 E14 N9
FOP=[YR=2003] E7 N5 W7 S5 $ N5 E7 S9 E14 N5 E22 N33 $ S26
E24 N26 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 85 | 2,975 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 50 | 30 | 1,500.00 | SF | 35.00 | 35.00 | 100 | 2003 | 2003 | 3 | 29 | 15,225 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 24 | 20 | 480.00 | SF | 13.00 | 13.00 | 100 | 2020 | 2020 | 3 | 82 | 5,117 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,317

| 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 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 105,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS