

PT OF ELY 1/2
IN OR 2149/267
EX R/W OR 971/931

LEWIS STANFORD AVERY
12067 US HIGHWAY 301
BRYCEVILLE, FL 32009

2026

05-1S-24-0000-0004-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1993	1,138	98,987
FEP	192	80	2012	154	13,395
UOP	128	20	1993	26	2,261
UOP	160	20	1993	32	2,784
UST	60	45	1993	27	2,349

TOTALS	1,678			1,377	119,776
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00
4	1242	WD DECK A	0	0	15	15	225.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0004	OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,377	109.7200	115.21	158,644	1956	1956	0	0	24.50	75.50
1 SINGLE FAM 0% - 0 Heated Area: 1138 HX Base Yr											

12067 US HWY 301, BRYCEVILLE	BLD DATE	LGL DATE	05/08/2026	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1985	1985	04	85	42,500	
4	1242	WD DECK A	0	0	15	15	225.00	SF	10.00	10.00	100	2001	2001	3	20	450	

TOTAL OB/XF											44,420		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
04 OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00			

Total Acres: 1.00	Total Land Value: 40,000	Market: 0	Agricultural: 0	Common: 40,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				119,776	
TOTAL MARKET OB/XF VALUE				44,420	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				204,196	
SOH/AGL Deduction				85,022	
ASSESSED VALUE				119,174	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				119,174	
TOTAL JUST VALUE				204,196	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				170,519	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018869	HOUSEMVING	8,000	07/01/2001
4379	ADDITION	3,145	09/21/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2149/0267	9/29/2017	SW	Q	I	01	66,800	
GRANTOR: FADER ENTERPRISES LLC							
GRANTEE: LEWIS STANFORD AVER							
2125/1994	6/01/2017	SW	U	I	12	45,900	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: FADER ENTERPRISES L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W29 FEP=[YR=2012] N12 W16 S12 E16 \$ W16 S24 UOP=[YR=1993] S8 E16 N8 W16 \$ E16 S2 E29 N26 \$ PTR= E15 UST=[YR=1993] E10 S6 UOP=[YR=1993] S16 W10 N16 E10 \$ W10 N6 \$ W15 \$.									