W1/2 OF NW1/4
IN OR 2388/822
EX 4-1 4-2 4-3 4-4 4-5 4-6 4-7

NETTLES WADE VERLON JR
11070 ELLA AVE
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

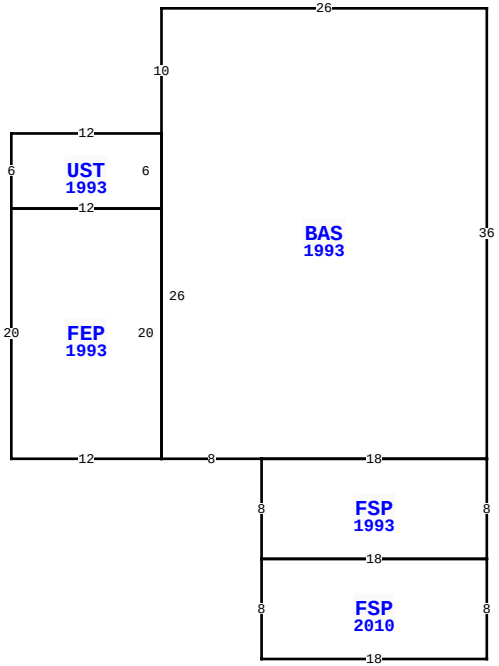
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	75,387
FEP	240	80	1993	192	15,464
FSP	144	40	1993	58	4,671
FSP	144	40	2010	58	4,671
UST	72	45	1993	32	2,578
TOTALS	1,536			1,276	102,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,276	102.9600	108.11	137,948	1975	1975	0	0	0	25.50	74.50

1 SINGLE FAM 100% - 2024 Heated Area: 936 HX Base Yr 2024



11070 ELLA AV, 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		102,771
TOTAL MARKET OB/XF VALUE		30,344
TOTAL LAND VALUE - MARKET		141,525
TOTAL MARKET VALUE		274,640
SOH/AGL Deduction		6,022
ASSESSED VALUE		268,618
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,207
TOTAL JUST VALUE		274,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5818	GARAGE	10,608	06/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0822	8/31/2020	FJ	U	I	11	100
GRANTOR: NETTLES WADE VERLON S						
GRANTEE: NETTLES WADE VERLON						
2386/0671	8/24/2020	FJ	U	I	11	0
GRANTOR: NETTLES WADE VERLON S						
GRANTEE: NETTLES WADE V JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S10 UST=[YR=1993] W12 S6 FEP=[YR=1993] S20 E12 N20W12$ E12N6$ S26 E8 FSP=[YR=1993] S8 FSP=[YR=2010] S8 E18 N8W18$ E18 N8 W18 $ E18 N36$.

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	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00	40.00	100	1976	1976	3	25	5,720	
2	0350	CARPORT WD	0	100	14	16	224.00	SF	13.00	13.00	100	1985	1985	3	20	582	
3	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00	40.00	100	1989	1989	3	52	11,898	
4	0751	UOP	0	100	6	12	72.00	SF	10.00	10.00	100	1988	1988	3	20	144	
5	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 30,344

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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	42,000							
2	000100	C	RES	100		OR	0.00	0.00	4.65	AC		1.00	1.00	1.00	21,000.00	21,000.00	97,650							
3	009530	C	POND	100		OR	0.00	0.00	0.75	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,875							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.40 Total Land Value: 141,525 Market: 0 Agricultural: 0 Common: 141,525 PRINTED 07/09/2026 BY SYS