

LOT 8  
IN OR 2096/974  
RIVERSIDE ESTATES #1 PB 5/171

GODBEY RICHARD DAVID  
11458 CR 121  
BRYCEVILLE, FL 32009

2026

08-1S-23-1830-0008-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 02 | MIN PLYWD 90   |
| Interior Floo            | 13 | LVT/LAMMT 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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 | 9008.00 |                  |

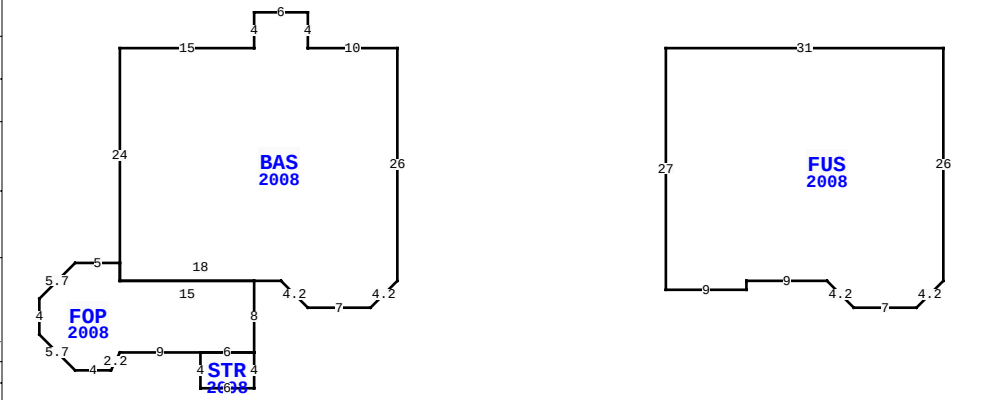
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 860              | 100         | 2008 | 860          | 87,894               |
| FOP       | 211              | 30          | 2008 | 63           | 6,439                |
| FUS       | 845              | 100         | 2008 | 845          | 86,361               |
| STR       | 24               | 10          | 2008 | 2            | 204                  |
| TOTALS    | 1,940            |             |      | 1,770        | 180,899              |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |       |
|----------------|------------|-------------|---------|----|----|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | NOTES |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 16 | 16 | 256.00 | SF | 30.00 |       |
| 3              | 0350       | CARPORT WD  | 0 100   | 21 | 15 | 315.00 | SF | 13.00 |       |
| 4              | 0350       | CARPORT WD  | 0 100   | 40 | 12 | 480.00 | SF | 13.00 |       |
| 5              | 0681       | POLE SHED   | 0 100   | 21 | 16 | 336.00 | SF | 15.00 |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0004 | OR       | 0.00  | 0.00  | 2.55        |

REVIEW DATE 01/01/2023 BY CD

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0100                                                       | 01  | 1,770     | 105.8000    | 111.09         | 196,629        | 2008 | 2008 | 0    | 0    | 8.00 | 92.00  |  |
| 1 SINGLE FAM 100% - 2025 Heated Area: 1705 HX Base Yr 2025 |     |           |             |                |                |      |      |      |      |      |        |  |



|           |                  |             |      |              |                      |
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|                          |    |       |                |           |         |             |   |        |                 |           |  |            |     |
|--------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|------------|-----|
| 11458 CR 121, BRYCEVILLE |    |       |                | XF DATE   |         |             |   |        |                 | LAND DATE |  | 05/07/2026 | MLU |
|                          |    |       |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |            |     |
| UNITS                    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |            |     |
| 256.00                   | SF | 30.00 | 30.00          | 100       | 2013    | 2013        | 3 | 50     | 3,840           |           |  |            |     |
| 315.00                   | SF | 13.00 | 13.00          | 100       | 2017    | 2017        | 3 | 70     | 2,867           |           |  |            |     |
| 480.00                   | SF | 13.00 | 13.00          | 100       | 2017    | 2017        | 3 | 70     | 4,368           |           |  |            |     |
| 336.00                   | SF | 15.00 | 15.00          | 100       | 2017    | 2017        | 3 | 78     | 3,931           |           |  |            |     |
|                          |    |       |                |           |         |             |   |        |                 |           |  |            |     |
|                          |    |       |                |           |         |             |   |        |                 |           |  |            |     |
|                          |    |       |                |           |         |             |   |        |                 |           |  |            |     |
|                          |    |       |                |           |         |             |   |        |                 |           |  |            |     |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | RES                  | 100 | 0004 | OR       | 0.00  | 0.00  | 2.55        |

Total Acres: 2.55 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 6              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 180,899   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 15,006    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 86,700    |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 282,605   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 0         |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 282,605   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 51,411    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 231,194   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 282,605   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              | 0         |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 285,925   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C21412     | CO ISSUED   | 130,000 | 10/17/2008 |
| E21022     | ELEC OTHER  | 5,500   | 07/01/2008 |
| M13962     | MECH OTHER  | 0       | 07/01/2008 |
| P13340     | OTHER       | 0       | 07/01/2008 |
| B21412     | NEW CONSTR  | 130,000 | 05/01/2008 |
| R11297     | REPAIR/RRF  | 1,000   | 05/01/2008 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2096/0974                      | 1/20/2017 | WD           | Q      | I      | 01        | 135,000       |  |
| GRANTOR: MULLIS RONALD & BREND |           |              |        |        |           |               |  |
| GRANTEE: GODBEY RICHARD DAVI   |           |              |        |        |           |               |  |
| 1867/1936                      | 6/26/2013 | QC           | U      | I      | 11        | 73,500        |  |
| GRANTOR: GREEN TREE SERVICING  |           |              |        |        |           |               |  |
| GRANTEE: MULLIS RONALD & BRE   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2008] W10 N4 W6 S4 W15 S24 FOP=[YR=2008] W5 D4 L4 S4 D4 R4 E4 U2 R1 E9 STR=[YR=2008] S4 E6 N4 W6 \$ E6 N8 W15 N2 \$ S2 E18 D3 R3 E7 U3 R3 N26 \$ PTR= E30 FUS=[YR=2008] E31 S26 D3 L3 W7 U3 L3 W9 S1 W9 N27 \$ W30 \$. |  |  |  |  |  |  |  |  |  |

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