

IN NW1/4 IN OR 2115/751
ESMT IN OR 412/201

SAMPSON JAMES A & STACEY
12156 RIVERGATE WAY
BRYCEVILLE, FL 32009

2026

17-1S-23-0000-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	1,280	100	1993	1,280	129,099
FGR	624	55	1993	343	34,594
FOP	72	30	1993	22	2,219
FOP	320	30	1993	96	9,683
FUS	1,040	100	1993	1,040	104,893
UOP	84	20	1993	17	1,715

TOTALS	3,420			2,798	282,202
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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	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	0	0	528.00	SF	10.00
3	0860	POOL/SPA	0	100	32	0	1.00	UT	50,000.00

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	0007	OR	0.00	0.00	4.34

REVIEW DATE	01/06/2023	BY	WWA
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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	2,798	119.3280	125.29	350,561	1986	1986	0	0	0	19.50	80.50	
1 SINGLE FAM 100% - 2023 Heated Area: 2320 HX Base Yr 2023													

12156 RIVERGATE WAY, BRYCEVILLE	BLD DATE	LGL DATE	05/12/2026	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
2	1242	WD DECK A	0	100	0	0	528.00	SF	10.00	10.00	100	1986	1986	3	20	1,056	
3	0860	POOL/SPA	0	100	32	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500	

TOTAL OB/XF										45,516							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0007	OR	0.00	0.00	4.34	AC		1.00	1.00	1.00	28,000.00	28,000.00	121,520

Total Acres: 4.34	Total Land Value: 121,520	Market: 0	Agricultural: 0	Common: 121,520
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				282,202	
TOTAL MARKET OB/XF VALUE				45,516	
TOTAL LAND VALUE - MARKET				121,520	
TOTAL MARKET VALUE				449,238	
SOH/AGL Deduction				47,969	
ASSESSED VALUE				401,269	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				349,858	
TOTAL JUST VALUE				449,238	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				413,128	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6522	SWIM POOL	10,300	06/11/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2115/0751	4/17/2017	WD	Q	I	01
					230,000
GRANTOR: GIDDENS G B					
GRANTEE: SAMPSON JAMES A & S					
0398/0424	9/01/1983	WD	Q	V	9,500
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W14 S6 BAS=[YR=1993] W38 FGR=[YR=1993] W24 S26E24 FOP=[YR=1993] E12 N6 W12 S6\$ N26\$ S20 E12 S6 FOP=[YR=1993] S8 E40 N8 W40\$ E40 N26 W14\$ E14 N6\$ PTR=E15 FUS=[YR=1993] E40 S26 W40 N26\$ W15\$.									