

SURRENCY DONALD H JR
13871 US HWY 301
BRYCEVILLE, FL 32009

28-1N-24-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										6																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																													
Exterior Wall		05		AVERAGE 100		0100		01		1,246		107.0600		112.41		140,063		1956		1956		0		0		0		24.50		75.50		VALUATION BY					STANDARD																						
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		0%		0				Heated Area: 1107						HX Base Yr								Tax Group: 6					Tax Dist:																								
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					194,602																								
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					1,992																								
Interior Floor		14		CARPET 60																										TOTAL LAND VALUE - MARKET					149,730																								
Interior Floor		08		SHT VINYL 40																										TOTAL MARKET VALUE					346,324																								
Air Condition		02		WINDOW 100																										SOH/AGL Deduction					51,955																								
Heating Type		02		CONVECTION 100																										ASSESSED VALUE					294,369																								
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0																								
Bathrooms				2 100																										BASE TAXABLE VALUE					294,369																								
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					346,324																								
Stories		1.		1. 100																										NCON VALUE					0																								
Units				0 100																										INCOME VALUE																													
BUD8 Adjustme		06		DIST 1D 100																										PREVIOUS YEAR MKT VALUE					330,498																								
Occupancy		00		NONE 100																																																							
Quality		03		Quality Level 03																																																							
DOR CODE		0100		SINGLE FAMILY																																																							
MAP NUM				MKT AREA																																																							
NEIGHBORHOOD/LOC				8001.00																																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																	
BAS		1,107		100		1993		1,107		93,951																																																	
FCP		264		25		1993		66		5,601																																																	
FOP		108		30		1993		32		2,716																																																	
UST		91		45		1993		41		3,480																																																	
TOTALS		1,570						1,246		105,748																																																	
EXTRA FEATURES										13871 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																													
2		0510		GARAGE WD-		0 0		20 12		240.00		SF		35.00		35.00		100		1995		1995		3		20		1,680																															
3		0350		CARPORT WD		0 0		10 12		120.00		SF		13.00		13.00		100		1995		1995		3		20		312																															

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