

MCKNIGHT MISTY N
14023 ROLLO DR
BRYCEVILLE, FL 32009

37-1N-24-2220-0002-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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	30	VINYL 100								0800	02	1,875	139.9200	125.93	236,119	2020	2020		0	0	7.00	93.00	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ 100% - 2003										Heated Area: 1830										HX Base Yr 2003									
Roof Cover	03	COMP SHNGL 100								BAS 2020 FOP 2020																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	13	LVT/LAMNT 70																																					
Interior Floo	14	CARPET 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories		1.																																					
Units		1. 100 0 100																																					
Quality	05	Quality Level 05																																					
DOR CODE	5000	IMPROVED AG																																					
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	1,830	100	2020	1,830	214,320																																		
FOP	150	30	2020	45	5,270																																		
TOTALS		1,980			1,875	219,591																																	
EXTRA FEATURES						14023 ROLLO DR, BRYCEVILLE																																	
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																								
3	0680	POLE SHED	0 100	56 16	896.00	SF	10.00	10.00	100	2005	2005	3	32	2,867																									
LAND DESCRIPTION															TOTAL OB/XF 2,867																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																						
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.64	AC		1.00	1.00	1.00	370.00	370.00	2,087																						
3	005970	A	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	70.00	70.00	140																						
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.64	AC		1.00	1.00	1.00	19,000.00	19,000.00	145,160																						
REVIEW DATE		08/19/2024		BY	WWA		Total Acres: 8.64		Total Land Value: 21,227		Market: 145,160		Agricultural: 2,227		Common: 19,000		PRINTED 07/09/2026 BY SYS																						

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