PT OF NE1/4 OF SEC 5-1S-23E IN
OR 1305/1598 (EX UTIL ESMT IN
OR 1353/1602)

STEPHENS CAROLYN DIANE
1612 KINARD ROAD
BRYCEVILLE, FL 32009

2023

05-1S-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

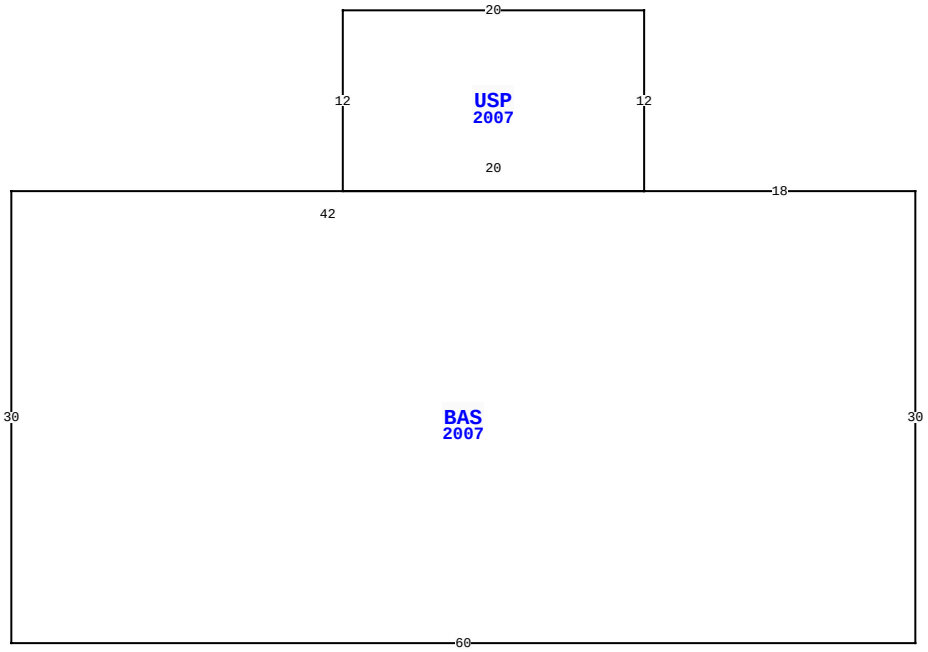
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	85,065
USP	240	50	120	5,671
TOTALS	2,040		1,920	90,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	116.4000	81.48	156,442	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1800 HX Base Yr



BLD DATE	03/27/2008 JH	LGL DATE	
XF DATE	03/27/2008 JH	LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

1612 KINARD RD, BRYCEVILLE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	90,736
TOTAL MARKET OB/XF VALUE	16,876
TOTAL LAND VALUE - MARKET	290,260
TOTAL MARKET VALUE	144,881
SOH/AGL Deduction	40,319
ASSESSED VALUE	104,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,562
TOTAL JUST VALUE	397,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15664	ELEC OTHER	0	09/01/2005
MH4655	MH MOVE-ON	0	09/01/2005
M10299	MECH OTHER	0	09/01/2005
P09966	OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1305/1598	3/31/2005	WD	Q	V		112,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: STEPHENS CAROLYN DI						
1305/1595	3/31/2005	QC	U	V	06	100
GRANTOR: BOYD ROLINDA L & DAVI						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 USP=[YR=2007] N12 W20 S12 E20$ W 42 S30 E60 N30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	2009	2009	3	45	720	
3	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	2009	2009	3	60	12,096	
4	1242	WD DECK A	0	0	13	10	130.00	SF	10.00	10.00	100	2014	2014	3	70	910	

LAND DESCRIPTION

TOTAL OB/XF 16,876

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005902	A	HARDWOOD SI	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	175.00	175.00	262							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	17.09	AC		1.00	1.00	1.00	410.00	410.00	7,007							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	18.59	AC		1.00	1.00	1.00	14,000.00	14,000.00	260,260							

REVIEW DATE 07/18/2018 BY TWX Total Acres: 19.59 Total Land Value: 37,269 Market: 260,260 Agricultural: 7,269 Common: 30,000 PRINTED 08/02/2023 BY SYS