

PT OF NE1/4
IN OR 1437/1261
ESMT OR 1413/63

THIEN AMANDA Z & SEAN M
1800 KINARD ROAD
BRYCEVILLE, FL 32009

2023

05-1S-23-0000-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100	2,226	238,726
FGR	675	55	371	39,788
FOP	70	30	21	2,252
FSP	375	40	150	16,087

TOTALS	3,346		2,768	296,853
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0681	POLE SHED	0	100	0	0	1,400.00	SF	15.00	15.00	
3	0812	CONCRETE C	0	100	0	0	1,028.00	SF	4.00	4.00	
4	0465	FNC GT 15'	0	100	0	0	1.00	UT	450.00	450.00	
5	1127	BRICK 8"	0	100	0	0	32.00	SF	11.00	11.00	
6	0681	POLE SHED	0	100	50	12	600.00	SF	15.00	15.00	
7	0681	POLE SHED	0	100	50	12	600.00	SF	15.00	15.00	
8	1242	WD DECK A	0	100	0	0	854.00	SF	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	8.00	AC	
3	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC	
4	009910	M	MKT. VAL. AG	0			0.00	0.00	9.00	AC	

REVIEW DATE	08/03/2021	BY	TWA
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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	
0900	01	2,768	97.6320	115.94	320,922	2007	2012	0	0	0	7.50	92.50	
1 SNGL FAM - 100% - 2008 Heated Area: 2226 HX Base Yr 2008													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023
INC DATE		AG DATE	MLU

1800 KINARD RD, BRYCEVILLE													
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TOTAL OB/XF													
39,545													

Total Acres:	10.00	Total Land Value:	33,455	Market:	171,000	Agricultural:	3,455	Common:	30,000
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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		296,853	
TOTAL MARKET OB/XF VALUE		39,545	
TOTAL LAND VALUE - MARKET		201,000	
TOTAL MARKET VALUE		369,853	
SOH/AGL Deduction		179,903	
ASSESSED VALUE		189,950	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		139,950	
TOTAL JUST VALUE		537,398	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,001	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17992	CO ISSUED	0	06/01/2006
E0617505	ELEC OTHER	7,000	06/01/2006
M0611665	H/AC	0	06/01/2006
P0611244	OTHER	0	06/01/2006
R0609424	REPAIR/RRF	5,500	06/01/2006
B0617992	NEW CONSTR	211,728	06/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1437/1261	8/17/2006	WD	U	V	07
GRANTOR: WHITNEY TIMOTHY & CAR					
GRANTEE: THIEN AMANDA Z & SE					
1355/0835	10/04/2005	WD	Q	V	
GRANTOR: WHITNEY TIMOTHY & CAR					
GRANTEE: THIEN AMANDA & SEAN					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2007] W27 FSP=[YR=2007] W15 BAS=[YR=2007] W56 S41 E13 FOP=[YR=2007] E14 N5 W14 S5\$ N5 E14 S5 E29 N41\$ S25 E15 N25\$ S25 E27 N25\$.					

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