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NE1/4 OF SE1/4
PAR 1-8 IN OR 2435/1810

HIRES WANDA J L/E/
1775 KINARD RD
BRYCEVILLE, FL 32009-2362

2023

05-1S-23-0000-0001-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	223,658
FGR	576	55	317	32,168
FOP	104	30	31	3,146
FOP	256	30	77	7,814
FOP	366	30	110	11,163

TOTALS	3,506		2,739	277,949
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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	
3	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20	5.20	
4	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	
5	0350	CARPORT WD	0	100	40	12	480.00	SF	9.36	9.36	
6	0350	CARPORT WD	0	100	40	12	480.00	SF	13.00	13.00	
7	0351	CARPORT MT	0	100	35	18	630.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.87	AC	1.00

REVIEW DATE 02/09/2023 BY WWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,739	117.7344	106.26	291,046	2012	2012	0	0	0	4.50	95.50	

1 SINGLE FAM - 100% - 2014 Heated Area: 2204 HX Base Yr 2014

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 2204 square feet. The plan is divided into several rooms and utility areas, each labeled with its function and the year 2012. The dimensions for each section are as follows:

- FOP 2012 (Front Porch):** Located at the top left, measuring 32 units wide and 8 units high.
- FOP 2012 (Front Porch):** Located at the top right, measuring 13 units wide and 8 units high.
- BAS 2012 (Bathroom):** A large central room measuring 36 units wide and 18 units high.
- FGR 2012 (Front Garden Room):** A room on the right side measuring 24 units wide and 24 units high.
- FOP 2012 (Front Porch):** A small porch area at the bottom center, measuring 6 units wide and 3 units high.

The overall dimensions of the property are 58 units wide and 36 units high. The plan also shows a central hallway and several other rooms, including a kitchen and living area, which are not explicitly labeled in this view.

1775 KINARD RD, BRYCEVILLE	BLD DATE	LGL DATE	06/16/2023	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	2012	2012	3	96	3,360	
3	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20	5.20	100	2012	2012	3	94	2,640	
4	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2012	2012	3	71	29,820	
5	0350	CARPORT WD	0	100	40	12	480.00	SF	9.36	9.36	100	2012	2012	3	60	2,696	
6	0350	CARPORT WD	0	100	40	12	480.00	SF	13.00	13.00	100	2012	2012	3	60	3,744	
7	0351	CARPORT MT	0	100	35	18	630.00	SF	10.00	10.00	100	2019	2019	3	90	5,670	

TOTAL OB/XF											
47,930											

Total Acres: 5.87 Total Land Value: 55,765 Market: 0 Agricultural: 0 Common: 55,765

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					277,949				
TOTAL MARKET OB/XF VALUE					47,930				
TOTAL LAND VALUE - MARKET					55,765				
TOTAL MARKET VALUE					381,644				
SOH/AGL Deduction					146,501				
ASSESSED VALUE					235,143				
TOTAL EXEMPTION VALUE					HX HB WX 55,000				
BASE TAXABLE VALUE					180,143				
TOTAL JUST VALUE					381,644				
NCON VALUE					5,670				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					322,310				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25978	CO ISSUED	0	07/13/2012
E25146	ELEC OTHER	0	06/01/2012
E25064	TEMP POLE	0	05/12/2012
M17220	H/AC	0	05/12/2012
B26055	ADDITION	66,259	05/01/2012
P15878	NEW CONSTR	0	05/01/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2435/1810	2/17/2021	WD	U	I	11	100			
GRANTOR: HIRES WANDA J									
GRANTEE: HIRES WESLEY E									
1673/1544	4/19/2010	WD	Q	V	03	60,000			
GRANTOR: KINARD INVESTMENTS LL									
GRANTEE: HIRES WANDA J									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2012] W24 BAS=[YR=2012] N18 FOP=[YR=2012] N8 W13 S8 E13\$ W13 N8 U3 L3 W7 D3 L3 FOP=[YR=2012] W32 S8 E32 N8\$ S8 W32 S36 FOP=[YR=2012] S6 E58 N6 W18 N3 W6 S3 W34\$ E34 N3 E6 S3 E18 N18\$ S24 E24 N24\$.									

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