

PT OF SW1/4 OF NE1/4
IN OR 1983/1872

FRANTZ KURT X/FRANTZ FRANCIS X
1609 KINARD RD
BRYCEVILLE, FL 32009

2023

05-1S-23-0000-0002-0020



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	PAGE 1 of 1 6									
Exterior Wall	20	FACE BRICK 100	0100	01	2,639	118.1280	106.61	281,344	1978	1980	0	0	29.10	70.90	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2016												Heated Area: 2217									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2016									
Interior Wall	05	DRYWALL 100																						
Interior Floo	14	CARPET 80																						
Interior Floo	08	SHT VINYL 20																						
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																						
BUD8 Adjustme	06	DIST 1D 100																						
Occupancy	00	NONE 100																						
Quality			06	Quality Level 06																				
DOR CODE			5000IMPROVED 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	1,809	100	1,809	136,736																				
BAS	408	100	408	30,839																				
DCK	835	10	84	6,349																				
FGR	575	55	316	23,886																				
FOP	72	30	22	1,663																				
TOTALS			3,699	2,639	199,473																			
EXTRA FEATURES			1609 KINARD RD, 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								
1	0940	SHEDS/PORT	0 100	10	22	220.00	SF	21.30	21.30	100	1985	1985	3	20	937									
2	0681	POLE SHED	0 100	37	55	2,035.00	SF	15.00	15.00	100	1980	1980	3	20	6,105									
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540									
5	0511	GARAGE CB-	0 100	30	30	900.00	SF	40.00	40.00	100	1988	1988	3	57	20,520									
6	0811	CONCRETE B	0 100	0	0	627.00	SF	5.20	5.20	100	1980	1980	3	35	1,141									
8	0510	GARAGE WD-	0 100	14	40	560.00	SF	35.00	35.00	100	1995	1995	3	24	4,704									
9	0351	CARPORT MT	0 100	30	13	390.00	SF	10.00	10.00	100	1999	1999	3	20	780									
11	0351	CARPORT MT	0 100	40	34	1,360.00	SF	10.00	10.00	100	2020	2020	3	93	12,648									
12	2701	QUONSET GD	0 100	58	40	2,320.00	SF	10.50	10.50	100	2020	2020	3	98	23,873									
TOTAL OB/XF 72,248																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							
2	005401	A	TIMB2-1 SI	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	790.00	790.00	4,740							
3	009910	M	MKT. VAL. AG	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000							
REVIEW DATE 03/09/2021 BY TWA Total Acres: 10.00 Total Land Value: 76,740 Market: 114,000 Agricultural: 4,740 Common: 72,000 PRINTED 08/02/2023 BY SYS																								