PT OF LOT 15
IN OR 2074/833
R673698 & R673699

MALONE JOHN D
1451 MAPLE DR
BRYCEVILLE, FL 32009

2023

05-2S-23-1500-0015-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1515 MAPLE DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	62,100
TOTAL MARKET VALUE	7,635
SOH/AGL Deduction	2,370
ASSESSED VALUE	5,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,265
TOTAL JUST VALUE	68,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2074/0833	8/04/2016	SW	U	I	12	14,900
GRANTOR: PRETIUM MORTGAGE ACQ						
GRANTEE: MALONE JOHN D						
2074/0826	8/12/2016	QC	U	I	11	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: PRETIUM MORTGAGE AC						

BUILDING NOTES

BUILDING DIMENSIONS

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
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	005401	A	TIMB2-1 SI	0	0007	OR	0.00	0.00	2.07	AC		1.00	1.00	1.00	790.00	790.00	1,635							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	2.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,100							

REVIEW DATE 03/07/2022 BY TWA Total Acres: 2.07 Total Land Value: 1,635 Market: 62,100 Agricultural: 1,635 Common: 0 PRINTED 08/02/2023 BY SYS