LOT 13
NORTHWOOD FARMS OR 2465/940

VAN DELINDER JOEL E & AUDREY E/
17258 CR 121
BRYCEVILLE, FL 32009

2023

06-1N-23-0325-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9015.00		

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

17258 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	21,600
TOTAL LAND VALUE - MARKET	146,590
TOTAL MARKET VALUE	168,190
SOH/AGL Deduction	66,321
ASSESSED VALUE	101,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,869
TOTAL JUST VALUE	168,190
NCON VALUE	21,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005566	NEW SFR	506,944	04/28/2023
22015601	CARPORT	47,865	10/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2465/1854	5/28/2021	WD	Q	V	01	109,900

GRANTOR: 320 NASSAU LLC

GRANTEE: VAN DELINDER JOEL E

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
1	0681	POLE SHED	0	0	60	24	1,440.00	SF	15.00	15.00	100	2022	2022	3	100	21,600	

LAND DESCRIPTION

TOTAL OB/XF 21,600

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	000000	C	VAC RES	0	0003	OR	0.00	0.00	10.24	AC		1.00	1.00	1.00	14,000.00	14,000.00	143,360							
2	009630	C	SWAMP	0		OR	0.00	0.00	6.46	AC		1.00	1.00	1.00	500.00	500.00	3,230							

REVIEW DATE 11/21/2022 BY WW Total Acres: 16.70 Total Land Value: 146,590 Market: 0 Agricultural: 0 Common: 146,590 PRINTED 08/02/2023 BY SYS