PT NW1/4 OF SEC 14-1N-23E
LYING W OF CR 121
IN OR 2192/1211

PAINTER KEVIN WADE
13327 US HWY 301
BRYCEVILLE, FL 32009

2023

14-1N-23-0000-0002-0020

BUILDING CHARACTERISTICS

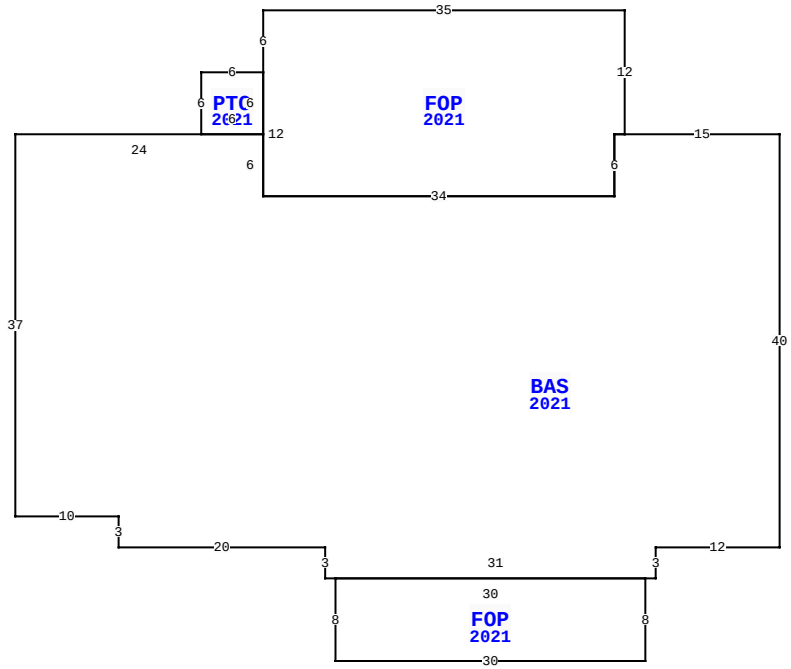
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,822	100	2,822	382,653
FOP	240	30	72	9,763
FOP	624	30	187	25,357
PTO	36	5	2	272
TOTALS	3,722		3,083	418,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,083	114.3560	135.80	418,671	2021	2021	0	0	0	0.15	99.85

1 SNGL FAM – 100% - 2022 Heated Area: 2822 HX Base Yr 2022



15744 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		418,043
TOTAL MARKET OB/XF VALUE		28,460
TOTAL LAND VALUE - MARKET		335,000
TOTAL MARKET VALUE		558,003
SOH/AGL Deduction		100,269
ASSESSED VALUE		457,734
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		407,734
TOTAL JUST VALUE		781,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001069	CO ISSUED	0	02/01/2021
20001741	NEW CONSTR	362,086	02/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/1211	5/09/2018	WD	Q	V	01	175,000

GRANTOR: ALLEN RONALD H ET AL

GRANTEE: PAINTER KEVIN WADE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] N12 W35 S6 PTO=[YR=2021] W6 S6 E6 N6$ S12 E34 N6 E1$ W1 S6 W34 N6 W24 S37 E10 S3 E20 S3 E1 FOP=[YR=2021] S8 E30 N8 W30$ E31 N3 E12 N40$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	
2	0681	POLE SHED	0	100	60	30	1,800.00	SF	15.00	15.00	100	2021	2021	3	98	26,460	

LAND DESCRIPTION

TOTAL OB/XF 28,460

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	005000	C	RURAL HOME	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	550.00	550.00	16,500							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	240,000							

REVIEW DATE 12/13/2021 BY TWX Total Acres: 35.00 Total Land Value: 111,500 Market: 240,000 Agricultural: 16,500 Common: 95,000 PRINTED 08/02/2023 BY SYS