ALL OF SEC (LESS 100A)
PT OR 496/632 & OR 1467/454
PT OR 1467/467 & OR 1467/480

BRYCE G W JR
5640 WILSON BLVD
JACKSONVILLE, FL 32210

2023

29-1S-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

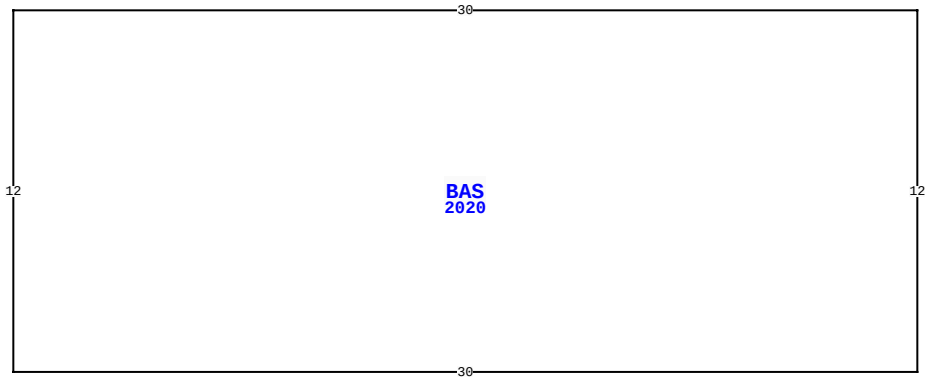
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	21,429
TOTALS	360		360	21,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	360	122.1000	61.05	21,978	2016	2016	0	0	0	2.50	97.50

1 ACCESORY U – 0% - 0 Heated Area: 360 HX Base Yr



MOTES RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	21,429
TOTAL MARKET OB/XF VALUE	2,828
TOTAL LAND VALUE - MARKET	620,000
TOTAL MARKET VALUE	170,932
SOH/AGL Deduction	29,765
ASSESSED VALUE	141,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,167
TOTAL JUST VALUE	644,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/0493	12/22/2006	QC	U	V	06	100
GRANTOR: RAYONIER INC						
GRANTEE: BRYCE G W JR						
1467/0480	12/22/2006	QC	U	V	06	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: BRYCE G W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S12 E30 N12$.

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	1242	WD DECK A	0	0	0	0	725.00	SF	5.00	5.00	100	2016	2016	3	78	2,828	

LAND DESCRIPTION

TOTAL OB/XF 2,828

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	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	70.00	AC		1.00	1.00	1.00	550.00	550.00	38,500							
4	005600	A	TIMBER 3 SI	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	410.00	410.00	12,300							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	105.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	525,000							

REVIEW DATE 10/27/2020 BY TWA Total Acres: 110.00 Total Land Value: 146,675 Market: 525,000 Agricultural: 51,675 Common: 95,000 PRINTED 08/02/2023 BY SYS