LOT 7
EX R/W OR 1051/542
THE PINES UNIT 1 PB 5/78 & 79

HOWARD KELLY RAE
13318 US HWY 301
BRYCEVILLE, FL 32009

2023

33-1N-24-2050-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

13268 US HWY 301, BRYCEVILLE

BLD DATE	02/07/2008	JH	LGL DATE	06/13/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,898
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	43,898
SOH/AGL Deduction	8,588
ASSESSED VALUE	35,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,310
TOTAL JUST VALUE	43,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH210710	MH MOVE-ON	0	07/01/1995
8756	MH MOVE-ON	12,000	12/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/1559	7/29/2019	QC	U	I	11	100
GRANTOR: SMITH JULIE A						
GRANTEE: HOWARD KELLY RAE						
1022/0933	12/04/2001	QC	U	I	06	100
GRANTOR: MCCORMICK WILFORD						
GRANTEE: SMITH JULIE A						

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
7	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1996	1996	3	73	1,898	

LAND DESCRIPTION

TOTAL OB/XF 13,898

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	000001	C	V RS W/XFOB	0	0004	OR	193.00	239.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS