PT OF SE1/4 OF NE1/4 & PT OF
NE1/4 OF SE1/4
PAR 1-8 IN OR 2435/1810

HIRES WANDA J L/E/
1775 KINARD RD
BRYCEVILLE, FL 32009-2362

2024

05-1S-23-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

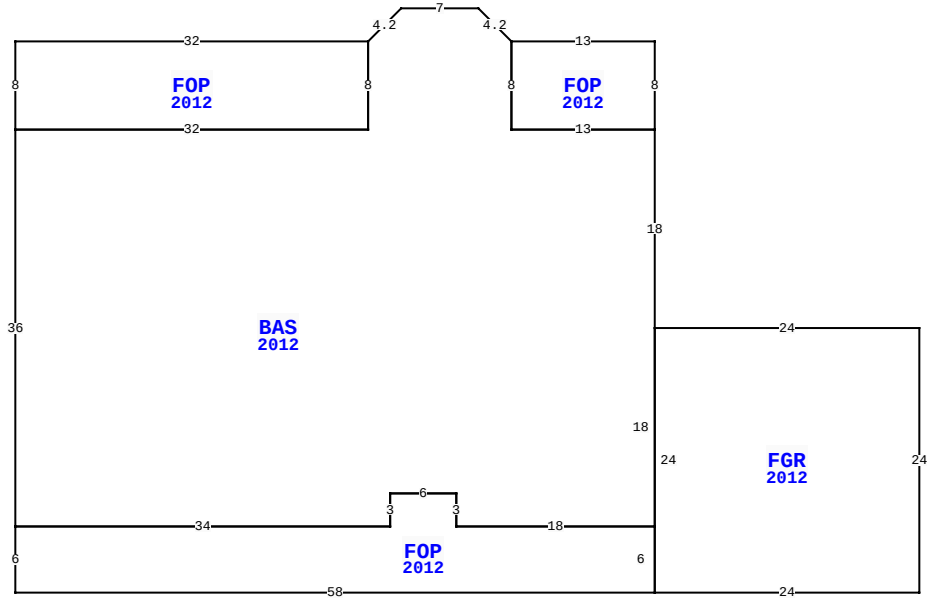
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	234,191
FGR	576	55	317	33,683
FOP	104	30	31	3,294
FOP	256	30	77	8,181
FOP	366	30	110	11,689
TOTALS	3,506		2,739	291,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,739	117.7344	111.85	306,357	2012	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2014 Heated Area: 2204 HX Base Yr 2014



1775 KINARD 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		291,039
TOTAL MARKET OB/XF VALUE		45,817
TOTAL LAND VALUE - MARKET		55,765
TOTAL MARKET VALUE		392,621
SOH/AGL Deduction		150,424
ASSESSED VALUE		242,197
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		187,197
TOTAL JUST VALUE		392,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25978	CO ISSUED	0	07/13/2012
E25146	ELEC OTHER	0	06/01/2012
E25064	TEMP POLE	0	05/12/2012
M17220	H/AC	0	05/12/2012
B26055	ADDITION	66,259	05/01/2012
P15878	NEW CONSTR	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2435/1810	2/17/2021	WD	U	I	11	100
GRANTOR: HIRES WANDA J						
GRANTEE: HIRES WESLEY E						
1673/1544	4/19/2010	WD	Q	V	03	60,000
GRANTOR: KINARD INVESTMENTS LL						
GRANTEE: HIRES WANDA J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W24 BAS=[YR=2012] N18 FOP=[YR=2012] N8 W13 S8 E13$ W13 N8 U3 L3 W7 D3 L3 FOP=[YR=2012] W32 S8 E32 N8$ S8 W32 S36 FOP=[YR=2012] S6 E58 N6 W18 N3 W6 S3 W34$ E34 N3 E6 S3 E18 N18$ S24 E24 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	95	3,325	
2	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20	5.20	100	2012	2012	3	93	2,611	
3	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2012	2012	3	68	28,560	
4	0350	CARPORT WD	0	100	40	12	480.00	SF	9.36	9.36	100	2012	2012	3	55	2,471	
5	0350	CARPORT WD	0	100	40	12	480.00	SF	13.00	13.00	100	2012	2012	3	55	3,432	
6	0351	CARPORT MT	0	100	35	18	630.00	SF	10.00	10.00	100	2019	2019	3	86	5,418	

LAND DESCRIPTION

TOTAL OB/XF 45,817

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.87	AC		1.00	1.00	0.50	19,000.00	9,500.00	55,765							

REVIEW DATE 02/09/2023 BY WWA Total Acres: 5.87 Total Land Value: 55,765 Market: 0 Agricultural: 0 Common: 55,765 PRINTED 08/06/2024 BY SYS