PT OF SE1/4 OF NE1/4 & PT OF
NE1/4 OF SE1/4
IN OR 2260/782

REESE CHRISTOPHER & ELIZABETH
1637 KINARD RD
BRYCEVILLE, FL 32009

2024

05-1S-23-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	03	Quality Level 03

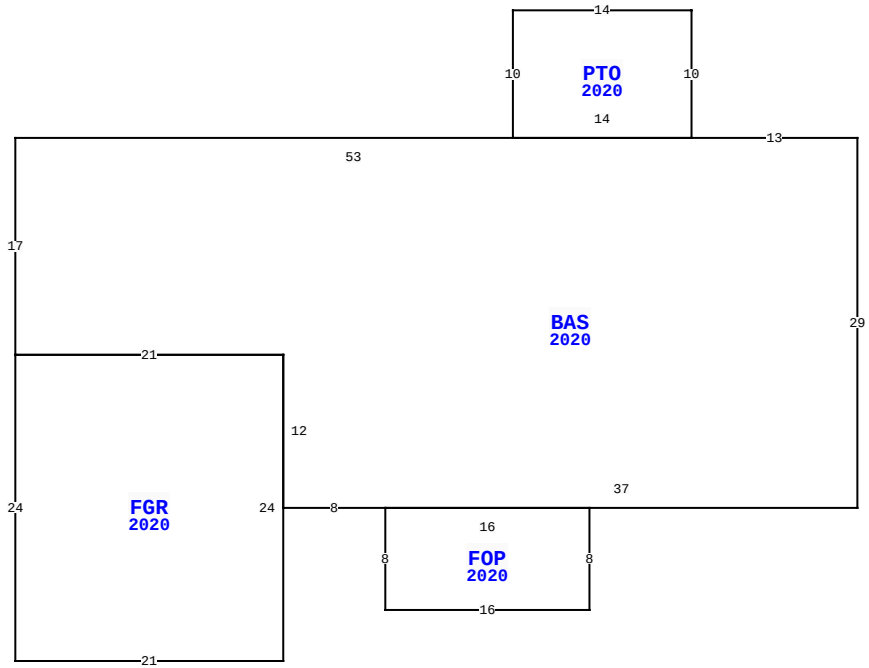
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1,662	219,691
FGR	504	55	277	36,615
FOP	128	30	38	5,023
PTO	140	5	7	926
TOTALS	2,434		1,984	262,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,984	106.8200	133.52	264,904	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1662 HX Base Yr 2021



1637 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		262,255
TOTAL MARKET OB/XF VALUE		2,728
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		300,983
SOH/AGL Deduction		82,300
ASSESSED VALUE		218,683
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,683
TOTAL JUST VALUE		300,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007606	CO ISSUED	0	08/21/2020
19010432	NEW CONSTR	224,129	10/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2260/0782	3/08/2019	WD	U	V	37	10,000

GRANTOR: HIRES WANDA J
GRANTEE: REESE CHRISTOPHER &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 PTO=[YR=2020] N10 W14 S10 E14$ W53 S17 FGR=[YR=2020] S24 E21 N24 W21$ E21 S12 E8 FOP=[YR=2020] S8 E16 N8 W16$ E37 N29 $.

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	0810	CONCRETE A	0	100	0	0	424.00	SF	6.50	6.50	100	2020	2020	3	99	2,728	

LAND DESCRIPTION

TOTAL OB/XF 2,728

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	2.00	AC		1.00	1.00	0.60	30,000.00	18,000.00	36,000							

REVIEW DATE 12/02/2020 BY TW Total Acres: 2.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS