PT NE1/4 OF SE1/4 OF
SEC 5-1S-23E IN OR 2176/24
ESMT IN OR 2618-1225

GAINEY BRETT
1845 KINARD RD
BRYCEVILLE, FL 32009

2024

05-1S-23-0000-0001-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

1833 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	114,000
TOTAL MARKET VALUE	114,000
SOH/AGL Deduction	43,723
ASSESSED VALUE	70,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,277
TOTAL JUST VALUE	114,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007196	NEW CONSTR	400,750	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2176/0024	2/08/2018	QC	U	V	11	100

GRANTOR: GAINEY JOHN
GRANTEE: GAINEY BRETT

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000							

REVIEW DATE 06/16/2023 BY MLU Total Acres: 6.00 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 08/06/2024 BY SYS