PT OF SW1/4 OF NE1/4
IN OR 492 PG 554 PAR 2-1
OR 1116/800 PAR 2-7

GORDON MICHAEL V & SHEILA T
1511 KINARD ROAD
BRYCEVILLE, FL 32009

2024

05-1S-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

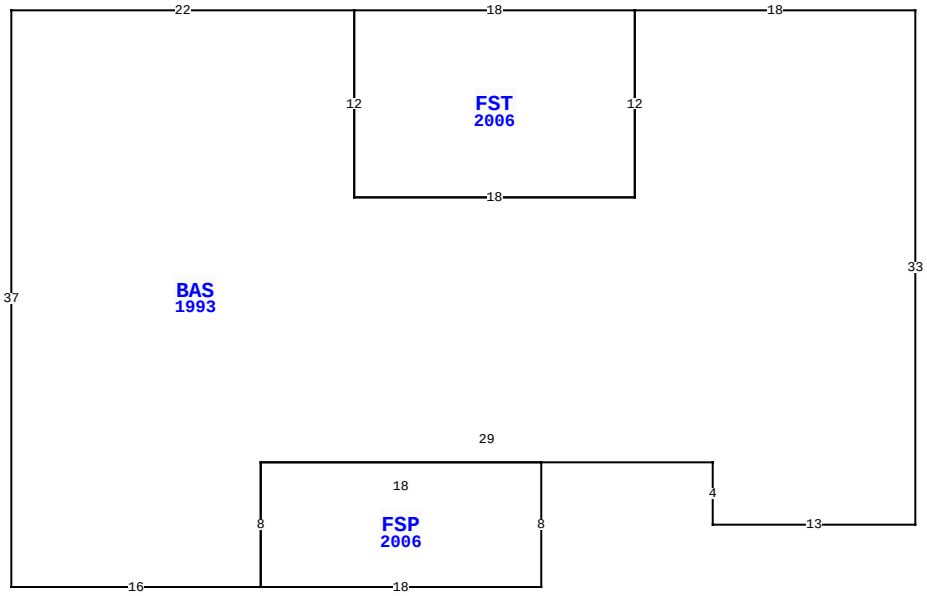
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	1,646	138,922
FSP	144	40	58	4,895
FST	216	55	119	10,043
TOTALS	2,006		1,823	153,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	132.5950	125.97	229,643	1950	1974	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 0 Heated Area: 1646 HX Base Yr



1511 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		153,861
TOTAL MARKET OB/XF VALUE		22,249
TOTAL LAND VALUE - MARKET		111,500
TOTAL MARKET VALUE		287,610
SOH/AGL Deduction		153,269
ASSESSED VALUE		134,341
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,341
TOTAL JUST VALUE		287,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009736	REPAIR/RRF	12,600	06/24/2022
22008060	REPAIR/RRF	25,519	05/24/2022
21008898	NEW SHINGLES	0	07/08/2021
MH4775	MH MOVE-ON	0	06/28/2006
P11028	OTHER	0	04/01/2006
MH00	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0116/0800	2/26/2003	WD	U	I	07	100
GRANTOR: SVARTMAN REBA C						
GRANTEE: GORDON MICHAEL L &						
0928/1224	4/14/2000	WD	U	I	07	100
GRANTOR: CRAWFORD REBA						
GRANTEE: GORDON MICHAEL & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FST=[YR=2006] W18 S12 E18 N12$ S12 W18 N12 W22 S37 E16 FSP=[YR=2006] E18 N8 W18 S8$ N8 E29 S4 E13 N33 $
.

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	90.00	SF	6.50	6.50	100	1985	1985	3	47	275	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
3	0510	GARAGE WD-	0	100	48	24	1,152.00	SF	35.00	35.00	100	1995	1995	3	23	9,274	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 22,249

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	4.46	AC		1.00	1.00	1.00	25,000.00	25,000.00	111,500							

REVIEW DATE 10/13/2022 BY WWX Total Acres: 4.46 Total Land Value: 111,500 Market: 0 Agricultural: 0 Common: 111,500 PRINTED 08/06/2024 BY SYS