PT OF SW1/4 OF NE1/4
IN OR 1983/1872

FRANTZ KURT X/FRANTZ FRANCIS X
1609 KINARD RD
BRYCEVILLE, FL 32009

2024

05-1S-23-0000-0002-0020

BUILDING CHARACTERISTICS

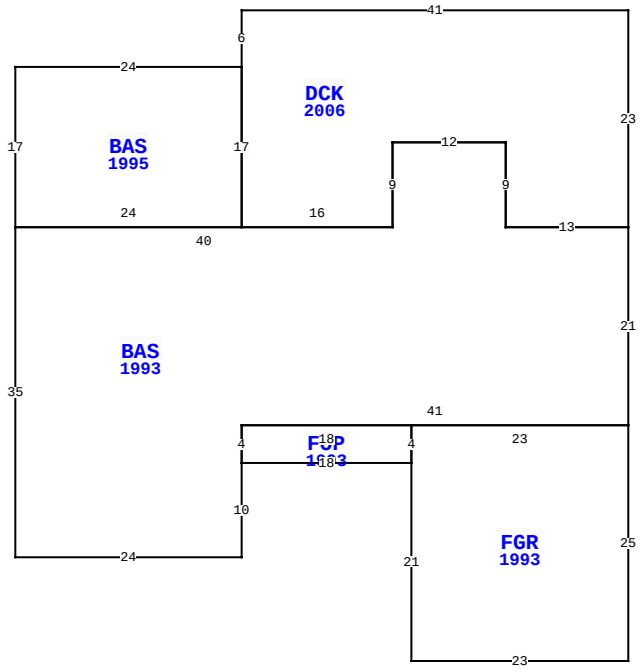
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1,809	136,604
BAS	408	100	408	30,810
DCK	835	10	84	6,343
FGR	575	55	316	23,862
FOP	72	30	22	1,661
TOTALS	3,699		2,639	199,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,639	112.9920	107.34	283,270	1978	1980	0	0	0	29.65	70.35

1 SINGLE FAM – 100% - 2016 Heated Area: 2217 HX Base Yr 2016



1609 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,280
TOTAL MARKET OB/XF VALUE		89,412
TOTAL LAND VALUE - MARKET		186,000
TOTAL MARKET VALUE		365,462
SOH/AGL Deduction		57,060
ASSESSED VALUE		308,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,402
TOTAL JUST VALUE		474,692
NCON VALUE		20,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003662	ADDITION	0	03/20/2023
E951641	H/AC	800	03/03/1995
B951606	ADDITION	40,000	01/01/1995
4416	N/A	14,850	10/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1983/1872	6/03/2015	SW	U	I	12	220,000
GRANTOR: FEDERAL NATL MORTGAGE						
GRANTEE: FRANTZ KURT X & FRA						
1970/1716	3/30/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-65,23] S35 E24 N10 N4 E41 N21 W13 N9 W12 S9 W40 $
DCK=[YR=2006;ORIG=0,0] W41 S6 S17 E16 N9 E12 S9 E13 N23 $
FGR=[YR=1993;ORIG=-23,48] S21 E23 N25 W23 S4 $
BAS=[YR=1995;ORIG=-41,6] W24 S17 E24 N17 $
FOP=[YR=1993;ORIG=-41,48] E18 N4 W18 S4 $
.

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	0681	POLE SHED	0	100	37	55	2,035.00	SF	15.00	15.00	100	1980	1980	3	20	6,105	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
4	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	1988	1988	3	54.5	19,620	
5	0811	CONCRETE B	0	100	0	0	627.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,060	
6	0510	GARAGE WD-	0	100	14	40	560.00	SF	35.00	35.00	100	1995	1995	3	23	4,508	
7	0351	CARPORT MT	0	100	30	13	390.00	SF	10.00	10.00	100	1999	1999	3	20	780	
8	0351	CARPORT MT	0	100	40	34	1,360.00	SF	10.00	10.00	100	2020	2020	3	90	12,240	
9	2701	QUONSET GD	0	100	58	40	2,320.00	SF	10.50	10.50	100	2020	2020	3	97	23,629	
10	0351	CARPORT MT	1	100	40	25	1,000.00	SF	10.00	10.00	100	2024	2023		100	10,000	
11	0351	CARPORT MT	1	100	40	25	1,000.00	SF	10.00	10.00	100	2024	2023		100	10,000	

TOTAL OB/XF 89,412

LAND DESCRIPTION

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	795.00	795.00	4,770							
3	009910	M	MKT.VAL.AG	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 10/02/2023 BY WWX Total Acres: 10.00 Total Land Value: 76,770 Market: 114,000 Agricultural: 4,770 Common: 72,000 PRINTED 08/06/2024 BY SYS