PT OF SW1/4 OF NE1/4
IN OR 2630/329 EX 2-4 & 2-5)
ESMT IN OR 378-441, OR 2647-217

HARRELL JOHN & BROOKE
1529 KINARD ROAD
BRYCEVILLE, FL 32009

2024

05-1S-23-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

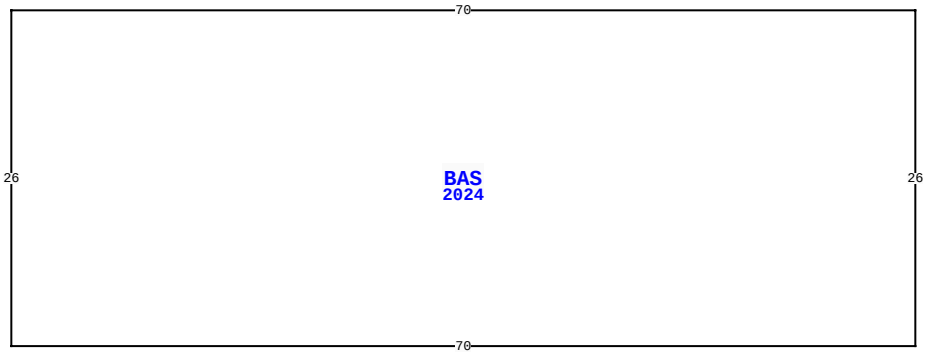
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	157,567
TOTALS	1,820		1,820	157,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,820	116.6000	87.45	159,159	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 1820 HX Base Yr 2024



1529 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		157,567
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		99,250
TOTAL MARKET VALUE		256,817
SOH/AGL Deduction		55,813
ASSESSED VALUE		201,004
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,004
TOTAL JUST VALUE		256,817
NCON VALUE		145,567
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016380	30X40 POLE BARN	38,520	12/27/2023
230010433	CO ISSUED		08/15/2023
230007280	REPLACEMENT DWMH	0	06/07/2023
23001165	DEMOLITION	3,000	01/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/329	3/30/2023	WD	Q	I	03	70,000
GRANTOR: LANE WANDA R &						
GRANTEE: HARRELL JOHN & BROO						
2630/327	7/26/2021	FJ	U	I	11	0
GRANTOR: ROWE NULFAY D EST						
GRANTEE: LANE WANDA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,20] S26 E70 N26 W70 $
.

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	3.97	AC		1.00	1.00	1.00	25,000.00	25,000.00	99,250							

REVIEW DATE 02/12/2024 BY WW Total Acres: 3.97 Total Land Value: 99,250 Market: 0 Agricultural: 0 Common: 99,250 PRINTED 08/06/2024 BY SYS