

N240 FT OF W210 FT OF SW1/4
OF NE1/4
PARCELS 2-6 & 2

CRAWFORD STEVE R & CAROLE
1403 KINARD ROAD
BRYCEVILLE, FL 32009

2024

05-1S-23-0000-0002-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 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

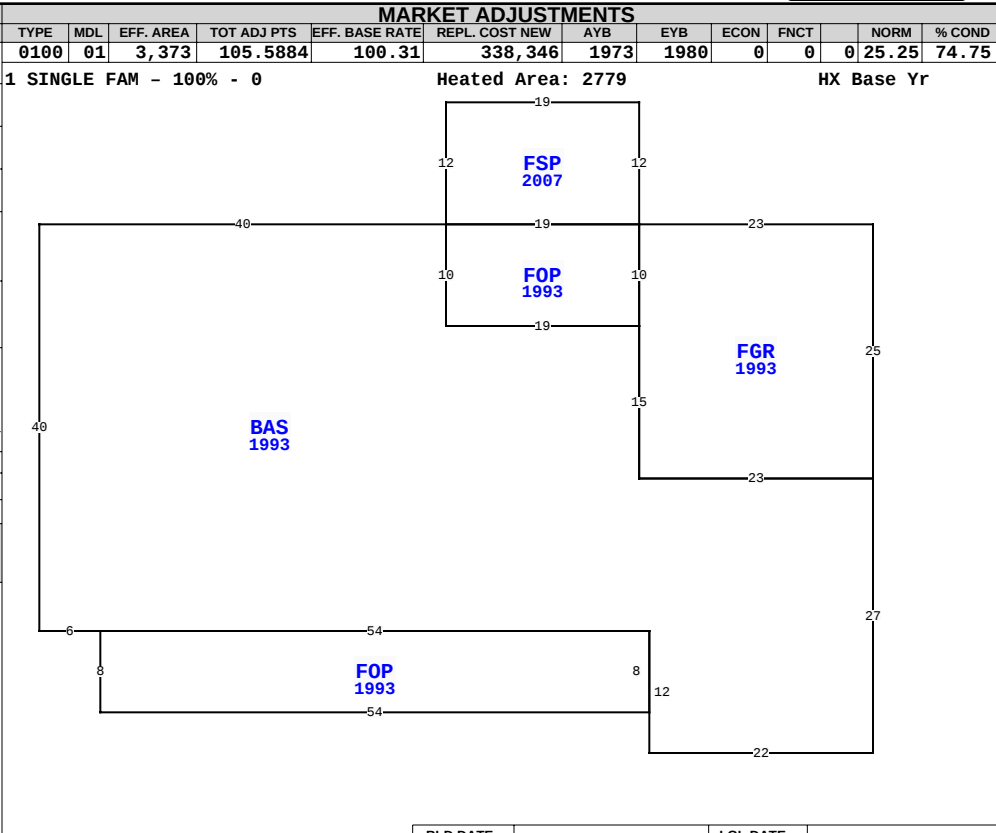
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,779	100	2,779	208,374
FGR	575	55	316	23,694
FOP	190	30	57	4,274
FOP	432	30	130	9,747
FSP	228	40	91	6,823

TOTALS	4,204		3,373	252,914
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2001
2	1242	WD DECK A	0	100	0	0	347.00	SF	10.00	100	1992
3	0811	CONCRETE B	0	100	0	0	970.00	SF	5.20	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.95	AC	1.00



1403 KINARD RD, BRYCEVILLE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2001	2001	3	85	1,700	
2	1242	WD DECK A	0	100	0	0	347.00	SF	10.00	100	1992	1992	3	20	694	
3	0811	CONCRETE B	0	100	0	0	970.00	SF	5.20	100	1985	1985	3	47	2,371	

TOTAL OB/XF												4,765				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.95	AC	1.00	1.00	1.00	19,000.00	19,000.00	132,050

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				252,914	
TOTAL MARKET OB/XF VALUE				4,765	
TOTAL LAND VALUE - MARKET				132,050	
TOTAL MARKET VALUE				389,729	
SOH/AGL Deduction				196,606	
ASSESSED VALUE				193,123	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				143,123	
TOTAL JUST VALUE				389,729	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				378,824	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0496/0800	8/01/1986	WD U	I		
GRANTOR:					SALE PRICE
GRANTEE:					200

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W23 FSP=[YR=2007] N12 W19 S12 FOP=[YR=1993] S10 E19 N10 W19 \$ E19\$ S10 BAS=[YR=1993] W19 N10 W40 S40 E6 FOP=[YR=1993] S8 E54 N8 W54 \$ E54 S12 E22 N27 W23 N15 \$ S15 E23 N25 \$.											