

PT OF S1/2 OF NE1/4 OF SE1/4  
LYING WEST OF SR 200  
AKA US HWY 301 IN OR 2341/1980

HARDEN EARL & LYNN LIFE TRUST/HARDEN EARL TRUSTEE  
11672 US HIGHWAY 301  
BRYCEVILLE, FL 32009

2024

05-1S-24-0000-0015-0010



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 11 CLAY TILE 100  |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 0 0 100           |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 06 Quality Level 06 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 08 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,606            | 100         | 1,606        | 204,532              |
| FGR       | 420              | 55          | 231          | 29,419               |
| FOP       | 24               | 30          | 7            | 891                  |
| FOP       | 96               | 30          | 29           | 3,693                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,146 | 1,873 | 238,535 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0811       |
|                | CONCRETE B |
|                | 0 100      |
|                | 0 0        |
|                | 880.00     |
|                | SF 5.20    |
|                | 5.20       |
|                | 100        |
|                | 2018       |
|                | 2018       |
|                | 3          |
|                | 97         |
|                | 4,439      |

| LAND DESCRIPTION |           |
|------------------|-----------|
| L N              | USE CODE  |
| 1                | 000115    |
|                  | C         |
|                  | SFR ACRES |
|                  | 100       |
|                  | OR        |
|                  | 0.00      |
|                  | 0.00      |
|                  | 2.28      |
|                  | AC        |
|                  | 1.00      |
|                  | 1.00      |
|                  | 1.00      |
|                  | 30,000.00 |
|                  | 30,000.00 |
|                  | 68,400    |

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |      |      |      |        |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                       | 01  | 1,873     | 137.4940    | 130.62         | 244,651        | 2018 | 2018 | 0    | 0    | 2.50 | 97.50  |
| 1 SINGLE FAM - 100% - 2019 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 1606          |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2019            |     |           |             |                |                |      |      |      |      |      |        |
|                            |     |           |             |                |                |      |      |      |      |      |        |

|                              |            |     |
|------------------------------|------------|-----|
| 11672 US HWY 301, BRYCEVILLE | 06/13/2023 | MLU |
|------------------------------|------------|-----|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 6       |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY         |              | STANDARD    |         |
| VALUATION BY              | Tax Group: 6 | Tax Dist:   |         |
| BUILDING MARKET VALUE     |              |             | 238,535 |
| TOTAL MARKET OB/XF VALUE  |              |             | 4,439   |
| TOTAL LAND VALUE - MARKET |              |             | 68,400  |
| TOTAL MARKET VALUE        |              |             | 311,374 |
| SOH/AGL Deduction         |              |             | 94,270  |
| ASSESSED VALUE            |              |             | 217,104 |
| TOTAL EXEMPTION VALUE     | HX HB        |             | 50,000  |
| BASE TAXABLE VALUE        |              |             | 167,104 |
| TOTAL JUST VALUE          |              |             | 311,374 |
| NCON VALUE                |              |             | 0       |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 300,657 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 18008340   | CO ISSUED   | 0       | 08/15/2018 |
| 18002982   | NEW CONSTR  | 214,253 | 03/18/2018 |

| SALES DATA                    |           |           |     |     |        |
|-------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2341/1980                     | 2/26/2020 | QC U      | I   | 11  |        |
| GRANTOR: HARDEN LYNN & EDWARD |           |           |     |     |        |
| GRANTEE: HARDEN EARL & LYNN   |           |           |     |     |        |
| 2170/0111                     | 1/10/2018 | WD U      | V   | 11  |        |
| GRANTOR: HARDEN LYNN & EDWARD |           |           |     |     |        |
| GRANTEE: HARDEN LYNN & EDWAR  |           |           |     |     |        |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                            |  |
|----------------------------------------------------------------|--|
| BAS=[YR=2018] W24 FOP=[YR=2018] N8 W12 S8 E12\$ W16 S31        |  |
| FGR=[YR=2018] S21 E20 N5 FOP=[YR=2018] E6 N4 W6 S4\$ N16 W20\$ |  |
| E20 S12 E6 S9 E14 N52\$.                                       |  |