

PT OF LOT 20 S-1 & S-2
IN OR 844/1014
KAST ESTATES UNIT 1 UNR

MALONE JOHN D & KIMBERLY A
1451 MAPLE DRIVE
BRYCEVILLE, FL 32009

2024

05-2S-23-1500-0020-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
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	0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,767	100
FOP	352	30
FOP	513	30
FUS	858	100
TOTALS	3,490	2,885

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,885	98.9444	123.68	356,817	2013	2013	0	0	4.50	95.50
2 SNGL FAM - 100% - 1999				Heated Area: 2625				HX Base Yr 1999			
The floor plan diagram illustrates the layout of a single-family home. It features a central rectangular area labeled 'BAS 2013'. Above this area is a smaller rectangular section labeled 'FOP 2013'. To the right of the main area is a complex, irregular section labeled 'FUS 2013'. Dimensions are provided for various segments of the perimeter and internal divisions. The overall layout is rectangular with a small protrusion on the right side.											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		340,760	
TOTAL MARKET OB/XF VALUE		11,386	
TOTAL LAND VALUE - MARKET		104,140	
TOTAL MARKET VALUE		381,186	
SOH/AGL Deduction		171,754	
ASSESSED VALUE		209,432	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		159,432	
TOTAL JUST VALUE		456,286	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,812	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	1,767	208,709
FOP	352	30	106	12,520
FOP	513	30	154	18,190
FUS	858	100	858	101,342
TOTALS	3,490		2,885	340,760

1451 MAPLE DR, BRYCEVILLE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

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	0811	CONCRETE B	0 100	30 24	720.00	SF	5.20	5.20	100	2019	2019	3	98	3,669	
2	0940	SHEDS/PORT	0 100	7 8	56.00	SF	21.30	21.30	100	1993	1993	3	20	239	
3	0510	GARAGE WD-	0 100	32 24	768.00	SF	26.25	26.25	100	2003	2003	3	32	6,451	
4	0810	CONCRETE A	0 100	20 10	200.00	SF	6.50	6.50	100	2000	2000	3	79	1,027	

LAND DESCRIPTION										TOTAL OB/XF										11,386									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.34	AC		1.00	1.00	0.70	30,000.00	21,000.00	28,140												
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	225.00	225.00	900												
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000												
REVIEW DATE 04/14/2020				BY TWA	Total Acres: 5.34				Total Land Value: 29,040				Market: 76,000				Agricultural: 900				Common: 28,140				PRINTED 08/06/2024 BY SYS				