NW1/4 OF NE1/4 & NE1/4 OF
NW1/4 OF SEC 19-1N-23E
IN OR 2423/513

MULDER KELLY & TINA
8450 HWY 301
BRYCEVILLE, FL 32009

2024

19-1N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

15407 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/29/2024 DC
INC DATE		AG DATE	02/29/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	442,500
TOTAL MARKET VALUE	96,380
SOH/AGL Deduction	0
ASSESSED VALUE	96,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,380
TOTAL JUST VALUE	442,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002546	REPLACEMENT SW, 3	0	03/05/2024
B240002068	INSTALL 60X100 ME	0	02/21/2024
230012852	SWMH REPLACE		10/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2423/0513	12/31/2020	TD	Q	V	01	375,000
GRANTOR: ALLEN RONALD H LIVING						
GRANTEE: MULDER KELLY & TINA						
2117/1762	4/26/2017	SW	U	V	11	100
GRANTOR: ALLEN RONALD H						
GRANTEE: RONALD H ALLEN LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

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	000115	C	SFR ACRES	0		OR			2.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	67,500							
2	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	41.65	AC		1.00	1.00	1.00	350.00	350.00	14,578							
3	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	545.00	545.00	8,720							
4	005600	A	TIMBER 3 SI	0		OR			11.50	AC		1.00	1.00	1.00	415.00	415.00	4,772							
5	005901	A	HARDWOOD SI	0		OR			3.60	AC		1.00	1.00	1.00	225.00	225.00	810							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	75.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	375,000							

REVIEW DATE 02/12/2024 BY WW Total Acres: 75.00 Total Land Value: 96,380 Market: 375,000 Agricultural: 28,880 Common: 67,500 PRINTED 08/06/2024 BY SYS