IN OR 1863/590
ESMT IN OR 516/490

WEST NASSAU KENNEL LLC/
8356 US HWY 301
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0008-0010

BUILDING CHARACTERISTICS

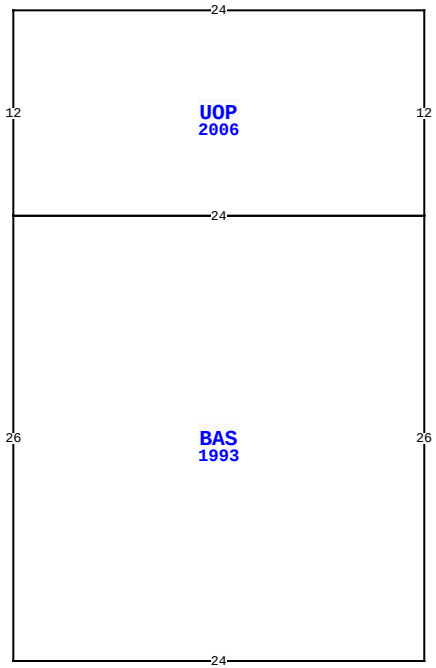
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	22,661
UOP	288	20	58	2,106
TOTALS	912		682	24,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	682	75.3543	106.81	72,844	1984	1984	0	0	10	56.00	34.00

2 OFFICE 1&2 – 0% - 0 Heated Area: 624 HX Base Yr



8356 US HWY 301, BRYCEVILLE

BLD DATE	01/07/2014 TW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	124,250
TOTAL MARKET OB/XF VALUE	45,154
TOTAL LAND VALUE - MARKET	196,020
TOTAL MARKET VALUE	365,424
SOH/AGL Deduction	254
ASSESSED VALUE	365,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,170
TOTAL JUST VALUE	365,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1327051	REMODEL	0	12/01/2013
B27882	REMODEL	11,700	10/01/2013
M18881	H/AC	0	10/01/2013
P1316924	REMODEL	0	10/01/2013
B98	XFOB	3,500	10/01/1998
B973753	ADDITION	37,740	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1863/0590	6/17/2013	SW	Q	I	02	140,000
GRANTOR: EVERBANK						
GRANTEE: WEST NASSAU KENNEL						
1747/1232	7/15/2011	WD	U	I	12	248,000
GRANTOR: M & J STRIPING INC						
GRANTEE: EVERBANK						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2006] W24 S12 BAS=[YR=1993] S26 E24 N26 W24 $ E24 N12 $.

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
1	0812	CONCRETE C	0	0	0	0	1,170.00	SF	4.00	4.00	100	1997	1997	3	73	3,416	
2	0803	ASPHALT C	0	0	0	0	6,930.00	SF	2.00	2.00	100	2010	2010	3	66	9,148	
3	0424	CL FNC 6'	0	0	0	0	1,419.00	LF	23.00	23.00	100	1997	1997	3	42	13,708	
4	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1997	1997	3	42	368	
5	0465	FNC GT 15'	0	0	0	0	2.00	UT	562.50	562.50	100	1997	1997	3	42	473	
6	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	2005	2005	3	89	289	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
8	0811	CONCRETE B	0	0	0	0	770.00	SF	5.20	5.20	100	2003	2003	3	83	3,323	
9	0803	ASPHALT C	0	0	0	0	1,790.00	SF	2.00	2.00	100	2003	2003	3	52	1,862	
10	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2003	2003	3	21	84	

TOTAL OB/XF 35,436

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0004	CI	0.00	0.00	87,120.00	SF		1.00	1.00	1.00	2.25	2.25	196,020							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 196,020 Market: 0 Agricultural: 0 Common: 196,020 PRINTED 08/06/2024 BY SYS

IN OR 1863/590
ESMT IN OR 516/490

WEST NASSAU KENNEL LLC/
8356 US HWY 301
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

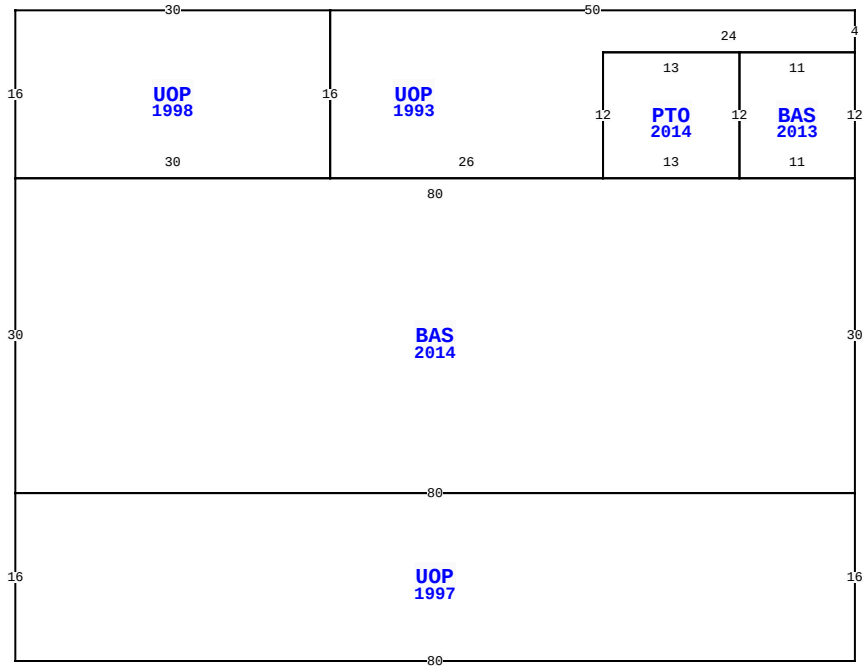
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100	132	4,236
BAS	2,400	100	2,400	77,021
PTO	156	5	8	257
UOP	512	20	102	3,273
UOP	1,280	20	256	8,216
UOP	480	20	96	3,081
TOTALS	4,960		2,994	96,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8810	04	2,994	96.7200	76.41	228,772	1987	1987	0	0	10	48.00	42.00

3 KENNELS – 0% - 0 Heated Area: 2532 HX Base Yr



8356 US HWY 301, BRYCEVILLE

BLD DATE	01/07/2014 TW	LGL DATE	
XF DATE		LAND DATE	
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	124,250
TOTAL MARKET OB/XF VALUE	45,154
TOTAL LAND VALUE - MARKET	196,020
TOTAL MARKET VALUE	365,424
SOH/AGL Deduction	254
ASSESSED VALUE	365,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,170
TOTAL JUST VALUE	365,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3887	XFOB	6,500	01/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1863/0590	6/17/2013	SW	Q	I	02	140,000
GRANTOR: EVERBANK						
GRANTEE: WEST NASSAU KENNEL						
1747/1232	7/15/2011	WD	U	I	12	248,000
GRANTOR: M & J STRIPING INC						
GRANTEE: EVERBANK						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W50 UOP=[YR=1998] W30 S16 BAS=[YR=2014] S30 UOP=[YR=1997] S16 E80 N16 W80$ E80 N30 BAS=[YR=2013] N12 W11 PTO=[YR=2014] W13 S12 E13 N12$ S12 E11$ W80$ E30 N16$ S16 E26 N12 E24 N4$.

EXTRA FEATURES

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
11	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	2003	2003	3	61	2,846	
12	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00	140.00	100	2003	2003	3	21	29	
13	0505	FLAGPOLE A	0	0	0	0	24.00	LF	50.00	50.00	100	2003	2003	3	21	252	
14	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	1997	1997	3	42	756	
15	0812	CONCRETE C	0	0	0	0	1,348.00	SF	4.00	4.00	100	2013	2013	3	94	5,068	
16	0681	POLE SHED	0	0	9	8	72.00	SF	15.00	15.00	100	2013	2013	3	71	767	

LAND DESCRIPTION

TOTAL OB/XF 9,718

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 196,020 Market: 0 Agricultural: 0 Common: 196,020 PRINTED 08/06/2024 BY SYS

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ESMT IN OR 516/490

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8356 US HWY 301
BRYCEVILLE, FL 32009

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

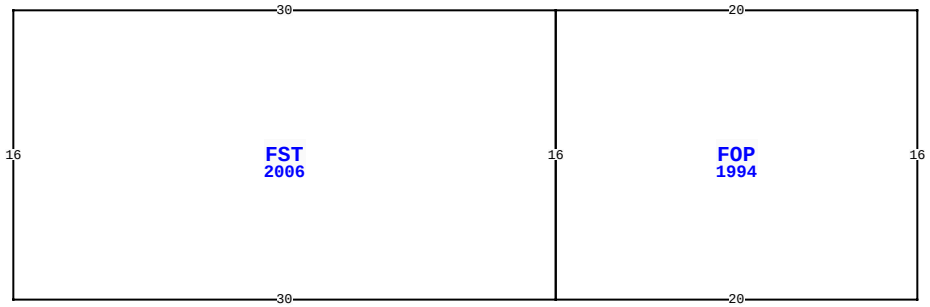
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	320	30	96	971
FST	480	50	240	2,428
TOTALS	800		336	3,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	336	56.7000	25.94	8,716	1987	1987	0	0	0	61.00	39.00

4 STOR WAREH – 0% - 0 Heated Area: 0 HX Base Yr



8356 US HWY 301, BRYCEVILLE

BLD DATE	01/07/2014	TW	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

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BASE TAXABLE VALUE	365,170
TOTAL JUST VALUE	365,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: EVERBANK						
GRANTEE: WEST NASSAU KENNEL						
1747/1232	7/15/2011	WD	U	I	12	248,000
GRANTOR: M & J STRIPING INC						
GRANTEE: EVERBANK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1994] W20 FST=[YR=2006] W30 S16 E30 N16$ S16 E20 N16$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 196,020 Market: 0 Agricultural: 0 Common: 196,020 PRINTED 08/06/2024 BY SYS