PT OF GOVT LOT 15 OF
SEC 20-1N-23E IN OR 2100/1026
BEING ONLY PT IN PARAGRAPH 2

HARDEN CARL O JR L/E/
2658 PARMENTER RD
BRYCEVILLE, FL 32009

2024

20-1N-23-0000-0009-0020

BUILDING CHARACTERISTICS

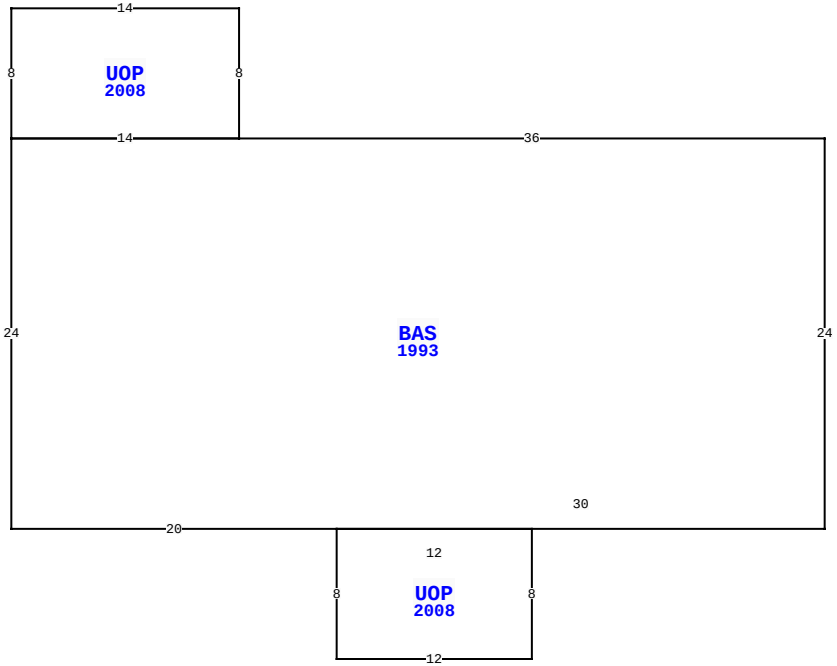
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	26,510
UOP	96	25	24	530
UOP	112	25	28	619
TOTALS	1,408		1,252	27,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,252	105.2000	73.64	92,197	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1200 HX Base Yr 1998



2658 PARMENTER RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		27,659
TOTAL MARKET OB/XF VALUE		10,908
TOTAL LAND VALUE - MARKET		181,750
TOTAL MARKET VALUE		89,907
SOH/AGL Deduction		23,898
ASSESSED VALUE		66,009
TOTAL EXEMPTION VALUE	HX HB	41,009
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		220,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992630	MH MOVE-ON	0	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2100/1026	2/10/2017	QC	U	I	11	100
GRANTOR: HARDEN CARL O JR ETAL						
GRANTEE: HARDEN CARL O JR L/						
1930/1804	7/19/2014	QC	U	I	11	100
GRANTOR: HARDEN CARL O JR & JE						
GRANTEE: HARDEN CARL O JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UOP=[YR=2008] N8 W14 S8 E14$ W14 S24 E20
UOP=[YR=2008] S8 E12 N8 W12$ E30 N24$.

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	0200	BARN WD 0-	0	100	26	48	1,248.00	SF	15.00	15.00	100	1977	1977	3	20	3,744	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1975	1975	3	20	600	
3	0681	POLE SHED	0	100	36	11	396.00	SF	7.50	7.50	100	1977	1977	3	20	594	
4	0811	CONCRETE B	0	100	0	0	963.00	SF	5.20	5.20	100	1977	1977	3	28	1,402	
5	0300	BOAT DCK W	0	100	0	0	423.00	SF	40.00	40.00	100	1999	1999	3	27	4,568	

LAND DESCRIPTION

TOTAL OB/XF 10,908

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							
2	009525	C	RES POND	100	0007	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	370.00	370.00	2,590							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	133,000							

REVIEW DATE 03/30/2020 BY TWA Total Acres: 10.00 Total Land Value: 51,340 Market: 133,000 Agricultural: 2,590 Common: 48,750 PRINTED 08/06/2024 BY SYS