PT OF NW1/4 OF NW1/4 OF
SEC 20-1S-23E IN OR 755/1954
BEING PARCEL "A"

CANADY BRUCE E
881 GATE POST LANE
BRYCEVILLE, FL 32009

2024

20-1S-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5300	CROPLAND CLASS 3	
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

GATE POST LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,870
TOTAL MARKET VALUE	2,356
SOH/AGL Deduction	0
ASSESSED VALUE	2,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,356
TOTAL JUST VALUE	127,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2314/1671	10/24/2019	QC	U	V	11	100
GRANTOR: CANADY TRACY						
GRANTEE: CANADY BRUCE O						
2068/0744	8/11/2016	QC	U	I	11	100
GRANTOR: THOMAS VICKIE						
GRANTEE: CANADY BRUCE O						

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	005300	A	CROPLAND 3	0		OR	0.00	0.00	6.73	AC		1.00	1.00	1.00	350.00	350.00	2,356							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.73	AC		1.00	1.00	1.00	19,000.00	19,000.00	127,870							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.73 Total Land Value: 2,356 Market: 127,870 Agricultural: 2,356 Common: 0 PRINTED 08/06/2024 BY SYS