PT OR 364/492 & 493 &
PT OR 1572/1590
R/W EASEMENT PT OF OR 337/139

BRANDY RANCH LLC
7036 W 12TH STREET
JACKSONVILLE, FL 32220

2024

25-1S-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
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

CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 DC
INC DATE		AG DATE	04/05/2024 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	560,302
TOTAL MARKET VALUE	47,220
SOH/AGL Deduction	0
ASSESSED VALUE	47,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,220
TOTAL JUST VALUE	560,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	637,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/516	8/25/2023	SW	Q	V	05	1,105,000
GRANTOR: BRACO-DUVAL ENGINEERI						
GRANTEE: BRANDY RANCH LLC						
1572/1590	6/19/2008	QC	U	V	06	100
GRANTOR: DILLIN MICHAEL BRYCE						
GRANTEE: BARCO-DUVAL ENGINEE						

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	005501	A	TIMB2-2 SI	0		OR			60.32	AC		1.00	1.00	1.00	545.00	545.00	32,874							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	25.50	AC		1.00	1.00	1.00	225.00	225.00	5,738							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	16.53	AC		1.00	1.00	1.00	370.00	370.00	6,116							
4	005910	A	HARDWOOD SI	0		OR			9.40	AC		1.00	1.00	1.00	100.00	100.00	940							
5	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	15.52	AC		1.00	1.00	1.00	100.00	100.00	1,552							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	111.75	AC		1.00	1.00	1.00	5,000.00	5,000.00	558,750							

REVIEW DATE 04/04/2024 BY DC Total Acres: 127.27 Total Land Value: 47,220 Market: 558,750 Agricultural: 45,668 Common: 1,552 PRINTED 08/06/2024 BY SYS