PT NE1/4 OF NE1/4
IN OR 2386/550
ESMT IN OR 2358-144

GARHETT-HARPMAN JONATHAN/HARPMAN BRITTNEY S
1226 BRITTNEY LN
BRYCEVILLE, FL 32009

2024

30-1S-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

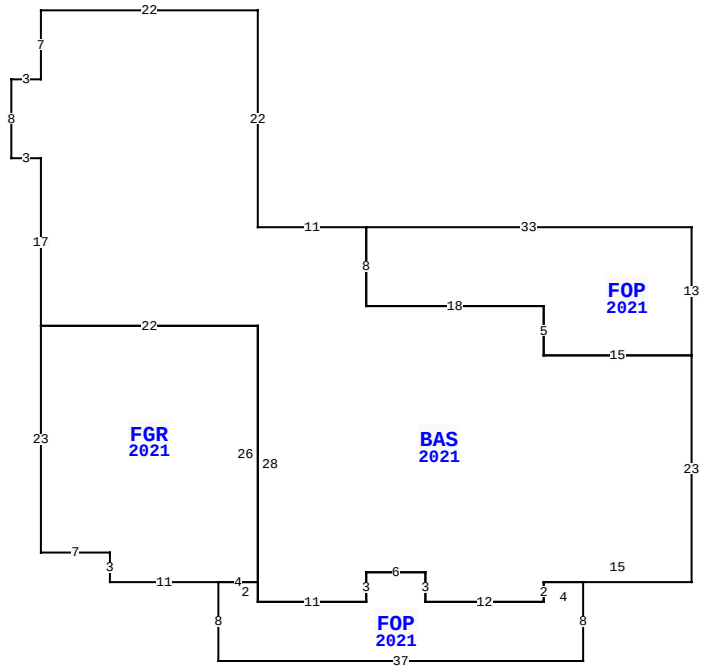
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,013	100	2,013	236,891
FGR	551	55	303	35,658
FOP	256	30	77	9,061
FOP	339	30	102	12,003
TOTALS	3,159		2,495	293,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,495	124.7520	118.51	295,682	2021	2021	0	0	0	0.70	99.30

1 SINGLE FAM – 100% - 2022 Heated Area: 2013 HX Base Yr 2022



1226 BRITTNEY LN, 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		319,336
TOTAL MARKET OB/XF VALUE		19,380
TOTAL LAND VALUE - MARKET		174,000
TOTAL MARKET VALUE		401,423
SOH/AGL Deduction		0
ASSESSED VALUE		401,423
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		351,423
TOTAL JUST VALUE		512,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007908	CO ISSUED	0	06/17/2021
20003384	NEW CONSTR	284,416	04/20/2020
19012512	GARAGE	50	12/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/0550	8/04/2020	QC	U	V	11	100
GRANTOR: GARHETT-HARPMAN JONAT						
GRANTEE: GARHETT-HARPMAN JON						
2291/1515	7/22/2019	SW	U	V	11	100
GRANTOR: STOKES MORGAN OMAR &						
GRANTEE: HARPMANN BRITTNEY S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W33 BAS=[YR=2021] W11 N22 W22 S7 W3 S8 E3 S17 FGR=[YR=2021] S23 E7 S3 E11FOP=[YR=2021] S8 E37 N8 W4 S2 W12 N3 W6 S3 W11 N2 W4$ E4 N26 W22$ E22 S28 E11 N3 E6 S3 E12 N2 E15 N23 W15 N5 W18 N8$ S8 E18 S5 E15 N13$.

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	0201	BARN WD 10	0	100	60	40	2,400.00	SF	8.50	8.50	100	2021	2021	3	95	19,380	

LAND DESCRIPTION

TOTAL OB/XF 19,380

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005501	A	TIMB2-2 SI	0		OR			3.11	AC		1.00	1.00	1.00	545.00	545.00	1,695							
3	005601	A	TIMB2-3 SI	0		OR			2.89	AC		1.00	1.00	1.00	350.00	350.00	1,012							
4	009910	M	MKT.VAL.AG	0		OR			6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000							

REVIEW DATE 04/04/2024 BY DC Total Acres: 8.00 Total Land Value: 62,707 Market: 114,000 Agricultural: 2,707 Common: 60,000 PRINTED 08/06/2024 BY SYS

PT NE1/4 OF NE1/4
IN OR 2386/550
ESMT IN OR 2358-144

GARHETT-HARPMAN JONATHAN/HARPMAN BRITTNEY S
1226 BRITTNEY LN
BRYCEVILLE, FL 32009

2024

30-1S-23-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	05	ASPH TILE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

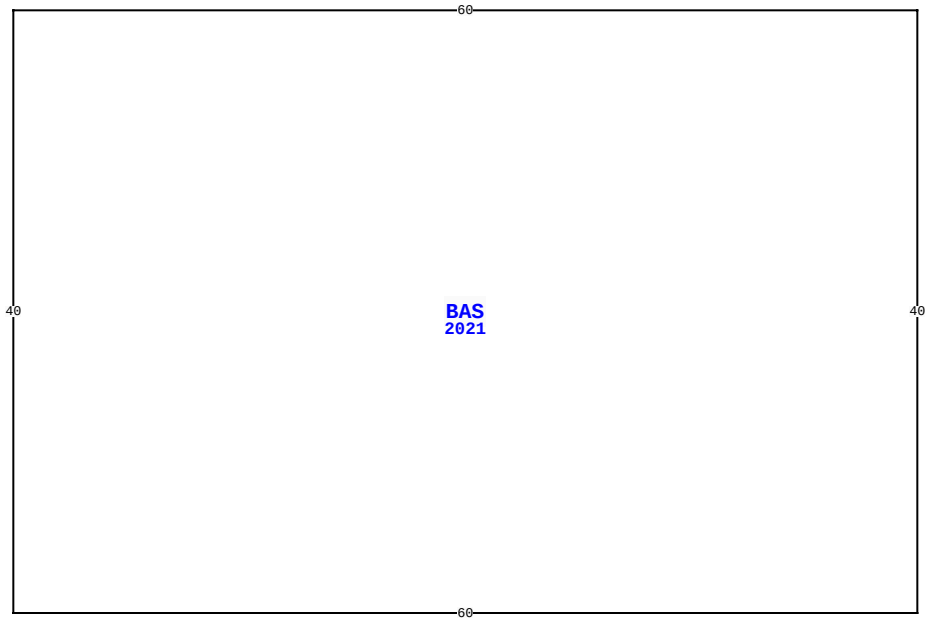
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	25,724
TOTALS	2,400		2,400	25,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	2,400	46.0600	11.05	26,520	2021	2021	0	0	0	3.00	97.00

2 BARNS – 100% - 2022 Heated Area: 2400 HX Base Yr 2022



1226 BRITTNEY LN, BRYCEVILLE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: STOKES MORGAN OMAR &						
GRANTEE: HARPMANN BRITTNEY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S40 E60 N40$.

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 04/04/2024 BY DC Total Acres: 8.00 Total Land Value: 62,707 Market: 114,000 Agricultural: 2,707 Common: 60,000 PRINTED 08/06/2024 BY SYS