PT N1/2 OF NW1/2 OF
SEC 31-1S-24E PAR 1 LYING E OF
US 301 & S OF OTIS RD

BRYCE G W JR
5640 WILSON BLVD
JACKSONVILLE, FL 32210

**2024**

**31-1S-24-0000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

6501 OTIS RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| 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 | 292,560 |
| TOTAL MARKET VALUE | 16,281 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 16,281 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 16,281 |
| TOTAL JUST VALUE | 292,560 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 292,560 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1467/0493 | 12/22/2006 | QC | U | V | 06 | 100 |
| GRANTOR: RAYONIER INC | | | | | | |
| GRANTEE: BRYCE G W JR | | | | | | |
| 1467/0480 | 12/22/2006 | QC | U | V | 06 | 100 |
| GRANTOR: RAYONIER FOREST RESOU | | | | | | |
| GRANTEE: BRYCE G W JR | | | | | | |

## 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 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 25.57 | AC | | 1.00 | 1.00 | 1.00 | 555.00 | 555.00 | 14,191 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 11.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 2,090 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 36.57 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 292,560 | | | | | | | |

REVIEW DATE 05/19/2023 BY MLU Total Acres: 36.57 Total Land Value: 16,281 Market: 292,560 Agricultural: 16,281 Common: 0 PRINTED 08/06/2024 BY SYS