PARCEL 1 IN SEC 32-1S-23 &
PARCEL 4 SEC 37-1S-23
IN OR 2290/377

PROCTOR JOHN D
6815 LEE LN
BRYCEVILLE, FL 32009

2024

32-1S-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	968
TOTAL LAND VALUE - MARKET	410,340
TOTAL MARKET VALUE	15,493
SOH/AGL Deduction	0
ASSESSED VALUE	15,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,493
TOTAL JUST VALUE	411,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2290/0377	7/01/2019	WD	U	I	16	65,300
GRANTOR: SHAW MARY F & JOHN D						
GRANTEE: PROCTOR JOHN D						
2282/0992	5/22/2019	WD	U	I	16	65,300
GRANTOR: SHAW MARY F A/K/A SHA						
GRANTEE: PROCTOR JOHN D						

7500 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

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
1	0940	SHEDS/PORT	0	0	10	12	120.00	SF	19.50	19.50	100	1992	1992	3	20	468	
2	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1905	1905	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 968

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	006005	A	PAST/GRAZE	0	0006	OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	370.00	370.00	4,070							
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	500.00	500.00	655							
3	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	28.00	AC		1.00	1.00	1.00	350.00	350.00	9,800							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	29.31	AC		1.00	1.00	1.00	14,000.00	14,000.00	410,340							

REVIEW DATE 07/15/2020 BY TWA Total Acres: 40.31 Total Land Value: 14,525 Market: 410,340 Agricultural: 14,525 Common: 0 PRINTED 08/06/2024 BY SYS