PT OF SW1/4
IN OR 1180/173

CASTEEL JAMES & CONNIE
11298 THORNHILL PLACE
BRYCEVILLE, FL 32009

2025

02-1S-24-0000-0001-0110

BUILDING CHARACTERISTICS

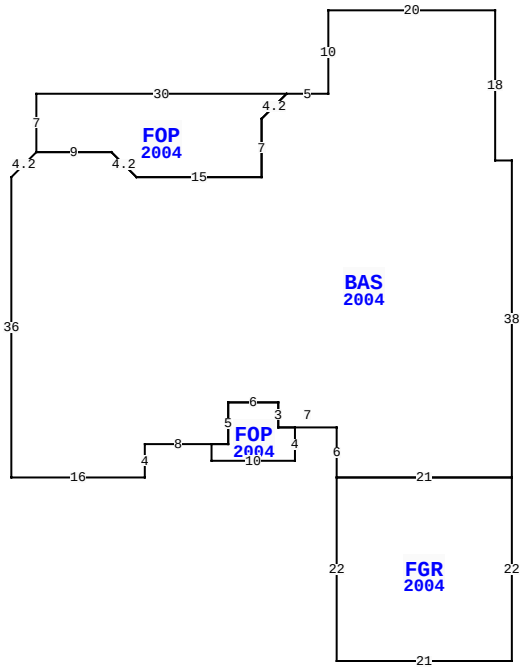
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2004	2,540	299,995
FGR	462	55	2004	254	29,999
FOP	54	30	2004	16	1,889
FOP	243	30	2004	73	8,622
TOTALS	3,299			2,883	340,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,883	100.8197	133.08	383,670	2004	2009	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2005 Heated Area: 2540 HX Base Yr 2005



11298 THORNHILL PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		364,751
TOTAL MARKET OB/XF VALUE		23,975
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		445,426
SOH/AGL Deduction		249,754
ASSESSED VALUE		195,672
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,950
TOTAL JUST VALUE		445,426
NCON VALUE		24,244
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004490	INSTALL 26X35 STE	58,412	04/18/2024
19011880	REPAIR/RRF	19,400	11/14/2019
M047899	NEW CONSTR	0	02/02/2004
B0311893	NEW CONSTR	177,682	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/0173	10/10/2003	QC	U	V	07	100
GRANTOR: KREDELL MICHAEL & KAT						
GRANTEE: CASTEEL JAMES II &						
1155/0857	7/22/2003	QC	Q	V		18,000
GRANTOR: KREDELL MICHAEL & KAT						
GRANTEE: CASTEEL JAMES & CON						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,160.00	SF	4.00	4.00	100	2004	2004	3	83	3,851	
2	0855	CONC PAVER	0	100	0	0	760.00	SF	10.00	10.00	100	2013	2013	3	93	7,068	
3	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2012	2012	3	64	13,056	

BUILDING DIMENSIONS

BAS=[YR=2004] W20 S10 W5 FOP=[YR=2004] W30 S7 E9 D3 R3 E15 N7 U3 R3 $ D3 L3 S7 W15 U3 L3 W9 D3 L3 S36 E16 N4E8 FOP=[YR=2004] S2 E10 N4 W2 N3 W6 S5 W2$ E2 N5 E6 S3 E7 S6 FGR=[YR=2004] S22 E21 N22 W21$ E21 N38 W2 N18$.

LAND DESCRIPTION

TOTAL OB/XF 23,975

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	000100	C	RES	100	0007	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,700							

REVIEW DATE 01/17/2025 BY WWA Total Acres: 1.26 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 07/30/2025 BY SYS

PT OF SW1/4
IN OR 1180/173

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BRYCEVILLE, FL 32009

2025

02-1S-24-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

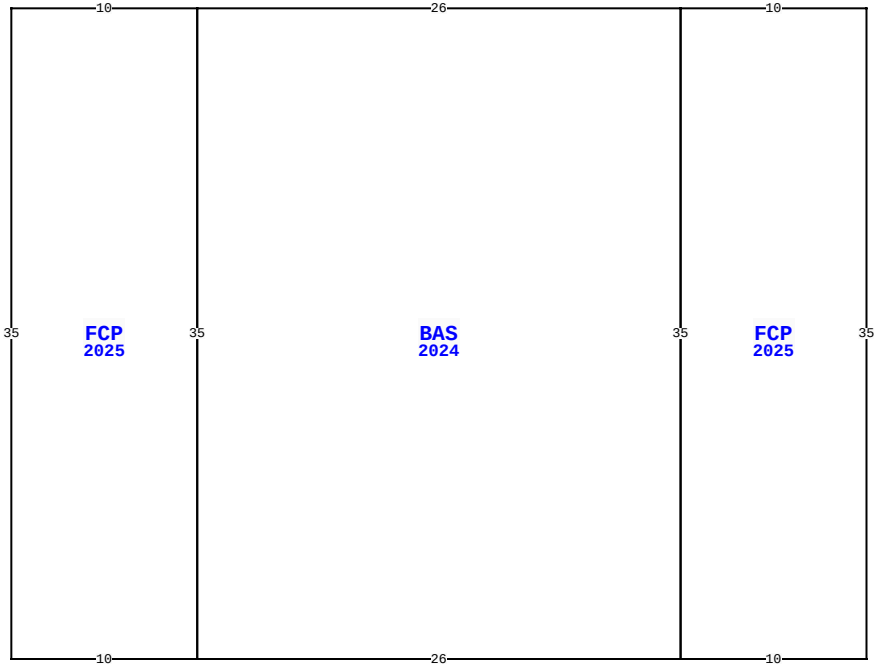
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	2024	910	20,316
FCP	350	25	2025	88	1,964
FCP	350	25	2025	88	1,964
TOTALS	1,610			1,086	24,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,086	60.9500	22.55	24,489	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 910 HX Base Yr 2005



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GRANTOR: KREDELL MICHAEL & KAT						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=54,10] E26 S35 W26 N35 $
FCP=[YR=2025;ORIG=44,10] E10 S35 W10 N35 $
FCP=[YR=2025;ORIG=80,10] E10 S35 W10 N35 $
.

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

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