

LOT 49
IN OR 2122/1120
SUNOW SPRINGS #1 PB 4/75 & 76

DUBOIS ROBERT D & TAMELA LEE
11406 MYSTICAL LANE
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0049-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	06
Occupancy	00

Quality	02
DOR CODE	0100

MAP NUM	MKT AREA
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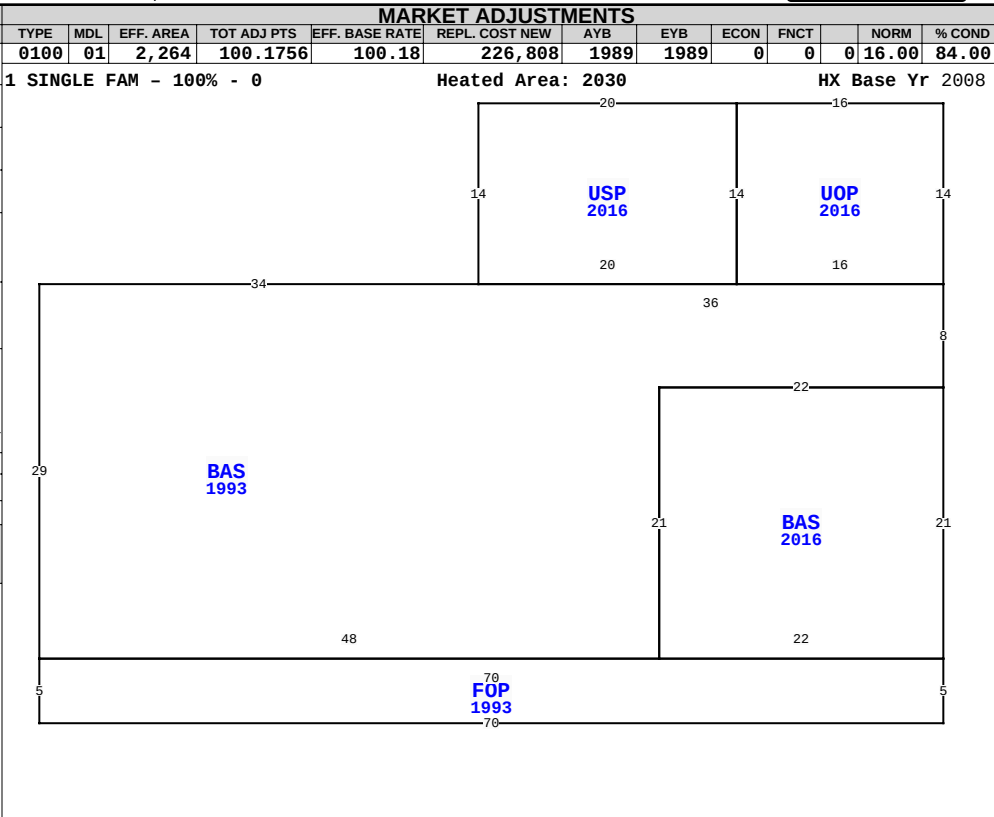
NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	131,949
BAS	462	100	2016	462	38,878
FOP	350	30	1993	105	8,836
UOP	224	20	2016	45	3,787
USP	280	30	2016	84	7,069

TOTALS	2,884			2,264	190,519
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EXTRA FEATURES	
L N	OB/XF CODE
1	0752

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000



11406 MYSTICAL LN, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
15.00	100	2000	2000	3	27	972	

TOTAL OB/XF		972
LAND DESCRIPTION	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1 000100 C RES	88,200	

NASSAU COUNTY PROPERTY		PAGE 1 of 2		6
VALUATION SUMMARY		STANDARD		
VALUATION BY	Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE				219,316
TOTAL MARKET OB/XF VALUE				972
TOTAL LAND VALUE - MARKET				88,200
TOTAL MARKET VALUE				308,488
SOH/AGL Deduction				135,479
ASSESSED VALUE				173,009
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				122,287
TOTAL JUST VALUE				308,488
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				298,435

SALES DATA	
OFF RECORD Number	DATE
2122/1120	4/20/2017
GRANTOR: DUBOIS DALE & TAMELA	
GRANTEE: DUBOIS ROBERT D & T	
2003/1141	9/07/2015
GRANTOR: DUBOISE TAMELA LEE &	
GRANTEE: DUBOIS DALE & TAMEL	

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