

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	80
Exterior Wall	12	CEDAR	20
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	70
Interior Wall	06	CUST PANEL	30
Interior Floor	06	VINYL ASB	60
Interior Floor	03	CONC FINSH	40
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	11	100	
Frame	02	WOOD FRAME	100
Story Height	10	100	
RMS	10	100	
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	5600	TIMBERLAND	70-79
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,258	100	2006
COM	1,174	30	2006
FOP	66	30	2006
FOP	66	30	2006
FOP	66	30	2006
FST	1,094	50	2006
TOTALS	3,724		
			2,217
			57,441

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8802	04	2,217	99.9495	47.98	106,372	2006	2006	0	0	46.00	54.00

1 SERV STABL - 0% - 0 Heated Area: 1258 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 6	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			558,848
TOTAL MARKET OB/XF VALUE			525,803
TOTAL LAND VALUE - MARKET			989,600
TOTAL MARKET VALUE			1,290,254
SOH/AGL Deduction			0
ASSESSED VALUE			1,290,254
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,290,254
TOTAL JUST VALUE			2,074,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,069,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19317	ELEC OTHER	0	05/01/2007
E18442	ELEC OTHER	0	12/01/2006
B16694	NEW CONSTR	103,138	09/20/2006
B16695	NEW CONSTR	103,138	09/20/2006
E17096	ELEC OTHER	4,000	04/01/2006
M11261	MECH OTHER	0	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0201	BARN WD 10	0	0	60	37	SF	19.55	19.55	100	2004
2	0201	BARN WD 10	0	0	60	37	SF	17.00	17.00	100	2004
3	0855	CONC PAVER	0	0	145	14	SF	7.00	7.00	100	2006
4	0418	EXHST FAN	0	0	0	0	UT	400.00	400.00	100	2006
5	0855	CONC PAVER	0	0	145	14	SF	7.00	7.00	100	2006
6	0418	EXHST FAN	0	0	0	0	UT	400.00	400.00	100	2006
7	0500	FP-PRE FAB	0	0	0	0	UT	3,500.00	3,500.00	100	2006
8	0500	FP-PRE FAB	0	0	0	0	UT	3,500.00	3,500.00	100	2006
9	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	2006
10	0400	CONC CURB	0	0	0	0	LF	15.00	15.00	100	2006

32241 FLORIDA HORSE RANCH, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
COM=[YR=2006] W12 FST=[YR=2006] N24 W38 S24 E12 S13 E14 N13 E12 \$ W12 S13 W14 N13 W24 S13 FOP=[YR=2006] S11	
BAS=[YR=2006] S14 E12 S12 E13 FOP=[YR=2006] E11 N6 W11 S6 \$ N6 E11 S6 E14 N12 E12 N14 FOP=[YR=2006] N11 W6 S11 E6 \$ W62 \$ E6 N11 W6 \$ E6 S11 E50 N11 E6 N13\$.	

LAND DESCRIPTION												TOTAL OB/XF												
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
1	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	500.00	500.00	5,000							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	137.25	AC		1.00	1.00	1.00	370.00	370.00	50,782							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	190.31	AC		1.00	1.00	1.00	390.00	390.00	74,221							
5	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.28	AC		1.00	1.00	1.00	70.00	70.00	90							
6	005902	A	HARDWOOD SI	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	190.00	190.00	5,510							

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	20 FACE BRICK 90				
Exterior Wall	12 CEDAR 10				
Roof Structure	04 WOOD TRUSS 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	01 MINIMUM 100				
Interior Floor	01 NONE 100				
Ceiling	02 F.NOT SUS 100				
Air Condition	01 NONE 100				
Heating Type	01 NONE 100				
Fixtures	2 100				
Frame	02 WOOD FRAME 100				
Story Height	10 100				
RMS	1 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	5600 TIMBERLAND 70-79				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,510	100	2006	5,510	68,732
TOTALS	5,510			5,510	68,732

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8801	04	5,510	51.3332	23.10	127,281	2006	2006	0	0	46.00	54.00	
2 STABLES EX - 0% - 0			Heated Area: 5510			HX Base Yr						

NASSAU COUNTY PROPERTY		PAGE 2 of 6	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		558,848	
TOTAL MARKET OB/XF VALUE		525,803	
TOTAL LAND VALUE - MARKET		989,600	
TOTAL MARKET VALUE		1,290,254	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,290,254	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,290,254	
TOTAL JUST VALUE		2,074,251	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,069,423	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11262	MECH OTHER	0	03/01/2006
E16812	ELEC OTHER	2,000	02/01/2006
E16814	ELEC OTHER	2,000	02/01/2006
P10793	OTHER	0	02/01/2006
P10794	OTHER	0	02/01/2006
R08829	REPAIR/RRF	2,800	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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
11	0803	ASPHALT C	0	0	0	0	164,993.00	SF	1.60	1.60	100	2006	2006	3	56	147,834	
12	0855	CONC PAVER	0	0	0	0	120.00	SF	10.00	10.00	100	2006	2006	3	86	1,032	
13	0473	VF 3 RAIL	0	0	0	0	24,851.00	LF	7.50	7.50	100	2006	2006	3	66	123,012	
14	0470	VNYL GATE	0	0	0	0	101.00	UT	150.00	150.00	100	2006	2006	3	66	9,999	
15	0473	VF 3 RAIL	0	0	0	0	704.00	LF	7.50	7.50	100	2007	2007	3	69	3,643	
16	0470	VNYL GATE	0	0	0	0	8.00	UT	150.00	150.00	100	2007	2007	3	69	828	
17	0462	ST/AL FNC	0	0	0	0	5,984.00	SF	10.00	10.00	100	2006	2006	3	40	23,936	
18	0465	FNC GT 15'	0	0	0	0	2.00	UT	675.00	675.00	100	2006	2006	3	66	891	
19	1127	BRICK 8"	0	0	0	0	4,212.00	SF	8.25	8.25	100	2006	2006	3	96	33,359	
20	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2006	2006	3	24	1,680	
TOTALS															346,214		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W145S38E145N38S.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
7	009910	M	MARKET VALUE	0		OR	0.00	0.00	367.84	AC		1.00	1.00	1.00	2,500.00	2,500.00	919,600							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 90
Exterior Wall	12 CEDAR 10
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	01 MINIMUM 100
Interior Floor	01 NONE 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	2 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	1 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8801	04	5,510	51.3332	23.10	127,281	2006	2006		0	0	46.00	54.00
3 STABLES EX - 0% - 0												
Heated Area: 5510 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 3 of 6	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			558,848
TOTAL MARKET OB/XF VALUE			525,803
TOTAL LAND VALUE - MARKET			989,600
TOTAL MARKET VALUE			1,290,254
SOH/AGL Deduction			0
ASSESSED VALUE			1,290,254
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,290,254
TOTAL JUST VALUE			2,074,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,069,423

Quality	03	Quality Level 03			
DOR CODE	5600	TIMBERLAND 70-79			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,510	100	2006	5,510	68,732
TOTALS	5,510			5,510	68,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09566	OTHER	0	04/01/2005
M09642	OTHER	0	04/01/2005
M09643	OTHER	10,000	04/01/2005
E14520	ELEC OTHER	4,000	03/01/2005
P09044	OTHER	26,370	02/01/2005
R07283	REPAIR/RRF	2,800	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

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
21	0681	POLE SHED	0	0	30	20			22.50	100	2007	2007	3	44	5,940	
22	0681	POLE SHED	0	0	30	20			22.50	100	2007	2007	3	44	5,940	
23	0681	POLE SHED	0	0	30	20			22.50	100	2007	2007	3	44	5,940	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W145S38E145N38\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
17,820																									

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	08	SHT VINYL	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	5600	TIMBERLAND	70-79
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,593	100	2006
FOP	198	30	2006
FSP	200	40	2006
PTO	190	5	2006
SFB	40	80	2006
TOTALS	2,221		
			1,774
			167,262

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,774	109.0000	109.00	193,366	2006	2006	0	0	13.50	86.50

4 SINGLE FAM - 0% - 0 Heated Area: 1625 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 4 of 6	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			558,848
TOTAL MARKET OB/XF VALUE			525,803
TOTAL LAND VALUE - MARKET			989,600
TOTAL MARKET VALUE			1,290,254
SOH/AGL Deduction			0
ASSESSED VALUE			1,290,254
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,290,254
TOTAL JUST VALUE			2,074,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,069,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14653	ADDITION	183,075	02/01/2005
B0514317	ADDITION	26,370	02/01/2005
B051442	FOUNDATION	50,000	02/01/2005
R0507063	REPAIR/RRF	3,500	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W16SFB=[YR=2006] N10W4 FSP=[YR=2006] W20PTO=[YR=2006] W19S10E19 N10S10E20N10S10E4S4S27E14 FOP=[YR=2006] S9E22N9W22SE45N27S.	

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																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



