LOT 4
TIMBER RIDGE PB 7/74
UTIL ESMT IN OR 2266/185

HENDRICKS JAMES F JR & KATHY A
12540 CR 121
BRYCEVILLE, FL 32009

2025

04-1S-23-2051-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

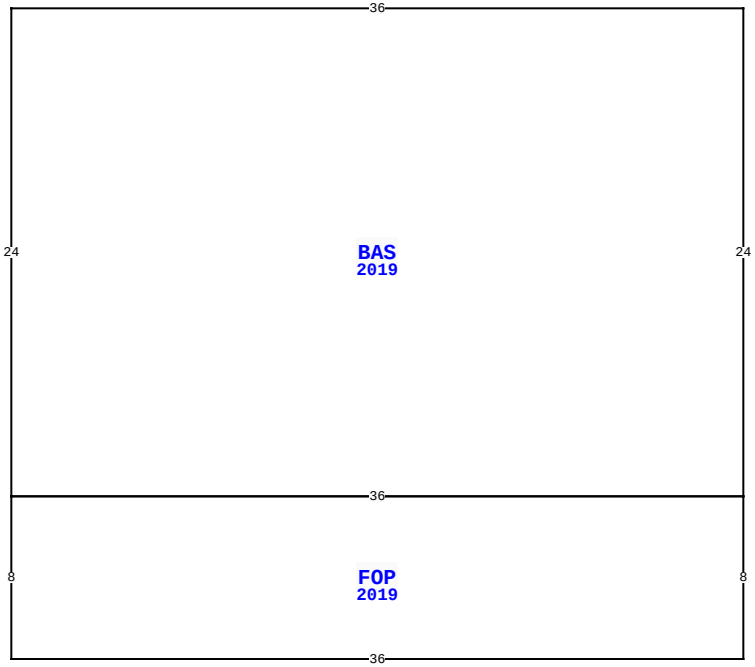
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2019	864	95,103
FOP	288	30	2019	86	9,467
TOTALS	1,152			950	104,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	950	112.3200	112.32	106,704	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 864 HX Base Yr 2020



12540 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		104,570
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		292,500
TOTAL MARKET VALUE		303,320
SOH/AGL Deduction		134,754
ASSESSED VALUE		168,566
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,844
TOTAL JUST VALUE		397,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002782	NEW CONSTR	112,039	03/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/1430	2/07/2019	WD	Q	V	05	255,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: HENDRICKS JAMES F J						
2203/0183	6/11/2018	WD	Q	V	05	250,000
GRANTOR: SMITH FREDDIE LORENE						
GRANTEE: BENNETT'S PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W36 S24 FOP=[YR=2019] S8 E36 N8 W36$ E36 N24$.

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	750.00	750.00	3,750							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 01/08/2020 BY TW Total Acres: 15.00 Total Land Value: 198,750 Market: 97,500 Agricultural: 3,750 Common: 195,000 PRINTED 07/30/2025 BY SYS