LOT 5
TIMBER RIDGE PB 7/74
ESMT IN OR 2503-1056

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

2025

04-1S-23-2051-0005-0000

BUILDING CHARACTERISTICS

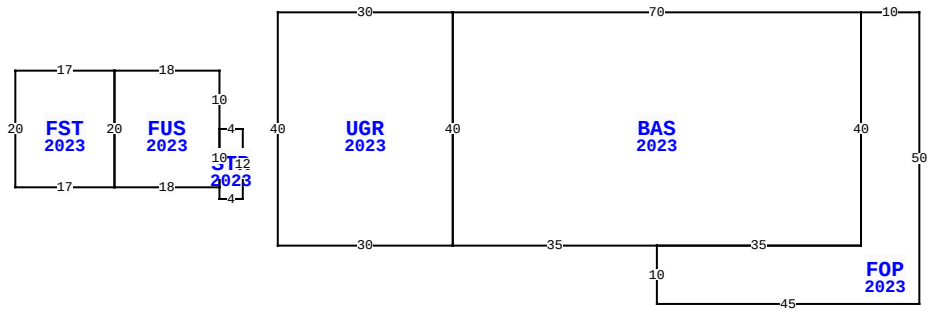
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.5	1.5 100
Units		0 100
Quality	06	Quality Level 06
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	2,800	100	2023	2,800	279,129
FOP	850	30	2023	255	25,420
FST	340	55	2023	187	18,642
FUS	360	100	2023	360	35,888
STR	48	10	2023	5	498
UGR	1,200	45	2023	540	53,832
TOTALS	5,598			4,147	413,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,147	100.1880	100.19	415,488	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2024 Heated Area: 3160 HX Base Yr



12600 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	413,411
TOTAL MARKET OB/XF VALUE	10,446
TOTAL LAND VALUE - MARKET	342,000
TOTAL MARKET VALUE	588,857
SOH/AGL Deduction	29,011
ASSESSED VALUE	559,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	559,846
TOTAL JUST VALUE	765,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	737,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007165	CO ISSUED		06/12/2023
22005049	NEW CONSTR	624,430	04/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/0970	11/13/2019	WD	Q	V	01	160,000
GRANTOR: BENNETTS PROPERTY HOL						
GRANTEE: HENDICKS JAMES F JR						
2315/1612	10/31/2019	WD	U	V	12	150,000
GRANTOR: MAROSE LEE						
GRANTEE: BENNETT'S PROPERTY						

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	0350	CARPORT WD	0	0	60	20	1,200.00	SF	9.36	9.36	100	2022	2022	3	93	10,446	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=180,10] W70 S40 E35 E35 N40 $
UGR=[YR=2023;ORIG=110,10] W30 S40 E30 N40 $
FOP=[YR=2023;ORIG=180,10] E10 S50 W45 N10 E35 N40 $
FUS=[YR=2023;ORIG=70,20] W18 S20 E18 N10 N10 $
FST=[YR=2023;ORIG=52,20] W17 S20 E17 N20 $
STR=[YR=2023;ORIG=70,30] E4 S12 W4 N2 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,446

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	0	0004	OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,000							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	750.00	750.00	9,000							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	186,000							

REVIEW DATE 07/18/2023 BY WW Total Acres: 20.00 Total Land Value: 165,000 Market: 186,000 Agricultural: 9,000 Common: 156,000 PRINTED 07/30/2025 BY SYS