LOT 6
IN OR 2146/944
TIMBER RUN SUB PB 6/310

TIPTON CHRISTOPHER W
12543 CR 121
BRYCEVILLE, FL 32209

2025

04-1S-23-2052-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

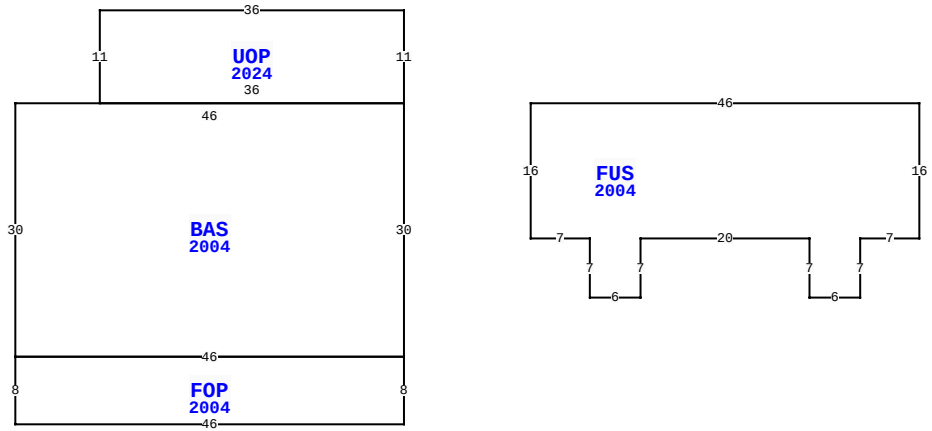
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2004	1,380	165,109
FOP	368	30	2004	110	13,161
FUS	820	100	2004	820	98,108
UOP	396	20	2024	79	9,452
TOTALS	2,964			2,389	285,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,389	97.4610	128.65	307,345	2004	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2020 Heated Area: 2200 HX Base Yr 2020



12543 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,831
TOTAL MARKET OB/XF VALUE		8,162
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		381,493
SOH/AGL Deduction		129,461
ASSESSED VALUE		252,032
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,310
TOTAL JUST VALUE		381,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017641	METAL ROOF	37,000	12/21/2021
0311874	NEW CONSTR	143,336	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/0944	9/19/2017	WD	Q	I	01	205,000
GRANTOR: BURNETT KENNETH W & S						
GRANTEE: TIPTON CHRISTOPHER						
1169/0837	9/09/2003	WD	U	I	13	29,000
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: BURNETT KENNETH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W46 S30 E46 N30 $
FUS=[YR=2004;ORIG=15,0] E46 S16 W7 S7 W6 N7 W20 S7 W6 N7 W7 N16 $
FOP=[YR=2004;ORIG=-46,30] S8 E46 N8 W46 $
PTR=[ORIG=0,0] E15 W15 $
UOP=[YR=2024;ORIG=-36,-11] E36 S11 W36 N11 $
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2006	2006	3	24	461	
3	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2024	2023		97	4,656	

LAND DESCRIPTION

TOTAL OB/XF 8,162

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	0004	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS