LOT 12
IN OR 2178/347
TIMBER RUN SUB PB 6/310

EDMONDS DARRELL B & TINA M
12409 CR 121
BRYCEVILLE, FL 32009

2025

04-1S-23-2052-0012-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

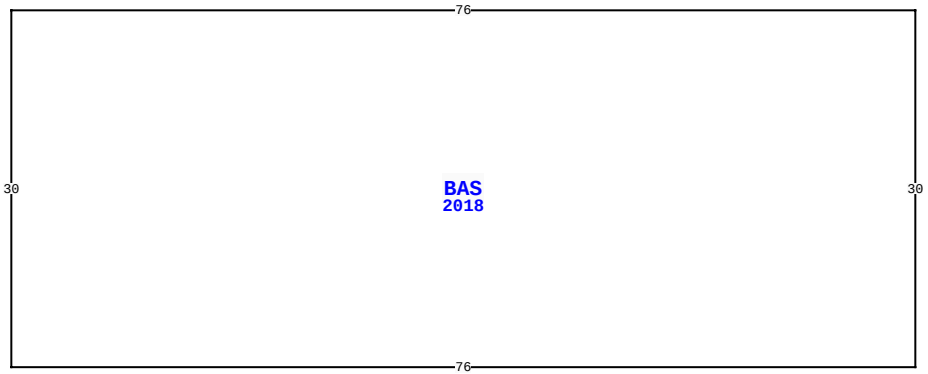
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	253,222
TOTALS	2,280			2,280	253,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,280	126.5621	113.91	259,715	2018	2018	0	0	0	2.50	97.50

1 SFR MODULR – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



12409 CR 121, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		253,222
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		377,000
TOTAL MARKET VALUE		630,222
SOH/AGL Deduction		315,821
ASSESSED VALUE		314,401
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,679
TOTAL JUST VALUE		630,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011466	CO ISSUED	0	11/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2178/0347	2/16/2018	WD	U	V	30	100,000
GRANTOR: HERNDEN CHARLES STEVE						
GRANTEE: EDMONDS DARRELL B &						
1563/1280	4/28/2008	WD	Q	V	01	115,700
GRANTOR: HERNDEN TINA M						
GRANTEE: HERNDEN CHARLES STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S30 E76 N30$.

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	000100	C	RES	100	0004	OR	0.00	0.00	26.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	377,000							

REVIEW DATE 03/14/2019 BY TW Total Acres: 26.00 Total Land Value: 377,000 Market: 0 Agricultural: 0 Common: 377,000 PRINTED 07/30/2025 BY SYS