E1/2 OF NE1/4 E1/2 OF SW1/4
SE1/4 & NW1/4 OF NE1/4 OF
SEC 5-1S-23E IN OR 2330/1094

MEADOWS TODD & CLAIRE
11414 ELLA AVE
BRYCEVILLE, FL 32009

2025

05-1S-23-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

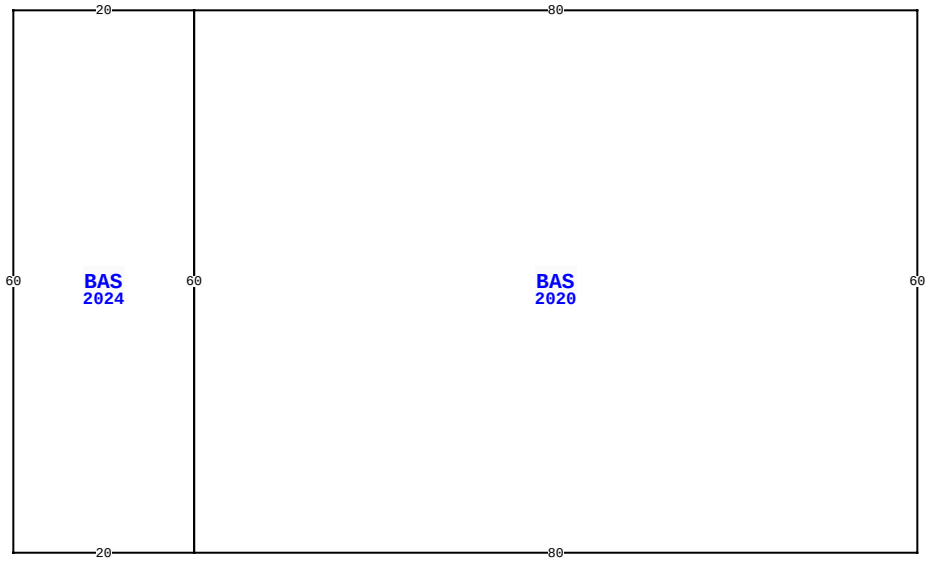
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,800	100	2020	4,800	93,128
BAS	1,200	100	2024	1,200	23,282
TOTALS	6,000			6,000	116,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	6,000	54.6250	20.21	121,260	2020	2020	0	0	0	4.00	96.00

1 GARAGE RES – 0% - 0 Heated Area: 6000 HX Base Yr



11414 ELLA AVE, 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	116,410
TOTAL MARKET OB/XF VALUE	23,520
TOTAL LAND VALUE - MARKET	380,225
TOTAL MARKET VALUE	214,844
SOH/AGL Deduction	17,088
ASSESSED VALUE	197,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,756
TOTAL JUST VALUE	520,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006569	XFOB	0	07/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2330/1094	12/27/2019	WD	Q	V	01	200,000
GRANTOR: KINARD INVESTMENTS LL						
GRANTEE: MEADOWS TODD & CLAI						
1337/1312	8/01/2005	WD	Q	V		1,357,000
GRANTOR: WOOTEN THOMAS & OLIN						
GRANTEE: KINARD INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W80 S60 E80 N60 $
BAS=[YR=2024;ORIG=-100,0] E20 S60 W20 N60 $
.

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	0680	POLE SHED	1	0	60	40	2,400.00	SF	10.00	10.00	100	2024	2023		98	23,520	

LAND DESCRIPTION

TOTAL OB/XF 23,520

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	54.00	AC		1.00	1.00	1.00	525.00	525.00	28,350							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	6.95	AC		1.00	1.00	1.00	225.00	225.00	1,564							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	60.95	AC		1.00	1.00	1.00	5,500.00	5,500.00	335,225							

REVIEW DATE 12/02/2020 BY TW Total Acres: 61.95 Total Land Value: 74,914 Market: 335,225 Agricultural: 29,914 Common: 45,000 PRINTED 07/30/2025 BY SYS