

PT OF NE1/4
IN OR 1437/1261
ESMT OR 1413/63

THIEN AMANDA Z & SEAN M
1800 KINARD ROAD
BRYCEVILLE, FL 32009

2025

05-1S-23-0000-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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

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Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100	2007	2,226	261,047
FGR	675	55	2007	371	43,508
FOP	70	30	2007	21	2,462
FSP	375	40	2007	150	17,591

TOTALS	3,346			2,768	324,608
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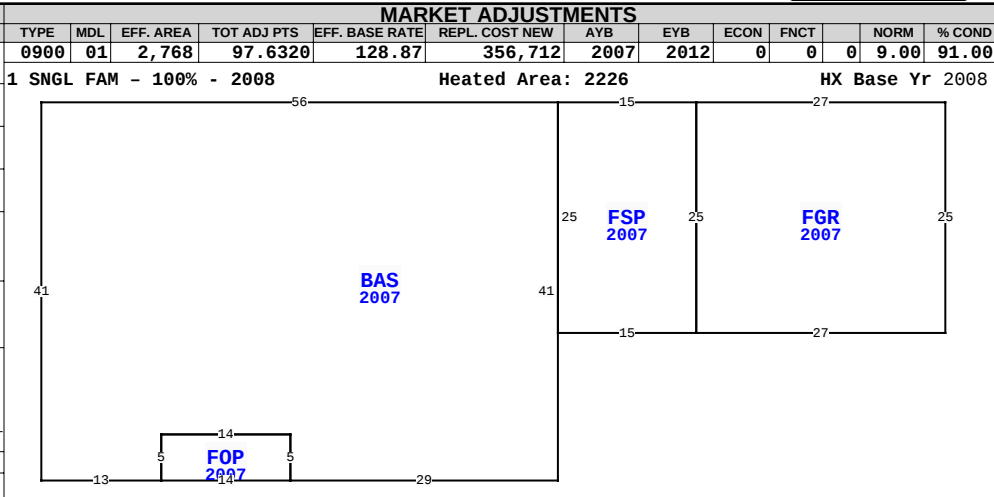
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0681	POLE SHED	0	100	0	0	1,400.00	SF	15.00	15.00	100	2007	2007	3	44	9,240	
3	0812	CONCRETE C	0	100	0	0	1,028.00	SF	4.00	4.00	100	2007	2007	3	87	3,577	
4	0465	FNC GT 15'	0	100	0	0	1.00	UT	450.00	450.00	100	2007	2007	3	69	311	
5	1127	BRICK 8"	0	100	0	0	32.00	SF	11.00	11.00	100	2007	2007	3	96	338	
6	0681	POLE SHED	0	100	50	12	600.00	SF	15.00	15.00	100	2020	2020	3	90	8,100	
7	0681	POLE SHED	0	100	50	12	600.00	SF	15.00	15.00	100	2020	2020	3	90	8,100	
8	1242	WD DECK A	0	100	0	0	854.00	SF	5.00	5.00	100	2020	2020	3	86	3,672	

LAND DESCRIPTION		
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N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	005000	C	AGRICULTURAL	100	0005
2	005600	A	TIMBER 3 N S	0	
3	005902	A	HARDWOOD SI	0	
4	009910	M	MARKET VALUE	0	

REVIEW DATE	08/03/2021	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	11/21/2024

1800 KINARD RD, BRYCEVILLE

MLU	KBA
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TOTAL OB/XF																	36,488
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				324,608	
TOTAL MARKET OB/XF VALUE				36,488	
TOTAL LAND VALUE - MARKET				220,500	
TOTAL MARKET VALUE				409,406	
SOH/AGL Deduction				208,435	
ASSESSED VALUE				200,971	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				150,249	
TOTAL JUST VALUE				581,596	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				549,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17992	CO ISSUED	0	06/01/2006
E0617505	ELEC OTHER	7,000	06/01/2006
M0611665	H/AC	0	06/01/2006
P0611244	OTHER	0	06/01/2006
R0609424	REPAIR/RRF	5,500	06/01/2006
B0617992	NEW CONSTR	211,728	06/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1437/1261	8/17/2006	WD U	V		07
GRANTOR: WHITNEY TIMOTHY & CAR					
GRANTEE: THIEN AMANDA Z & SE					
1355/0835	10/04/2005	WD Q	V		
GRANTOR: WHITNEY TIMOTHY & CAR					
GRANTEE: THIEN AMANDA & SEAN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2007] W27 FSP=[YR=2007] W15 BAS=[YR=2007] W56 S41 E13 FOP=[YR=2007] E14 N5 W14 S5\$ N5 E14 S5 E29 N41\$ S25 E15 N25\$ S25 E27 N25\$.					