PT OF SE1/4 OF NE1/4
IN OR 1771/565

HIRES WESLEY E & ERIN M
1711 KINARD RD
BRYCEVILLE, FL 32009-2362

2025

05-1S-23-0000-0001-0100

BUILDING CHARACTERISTICS

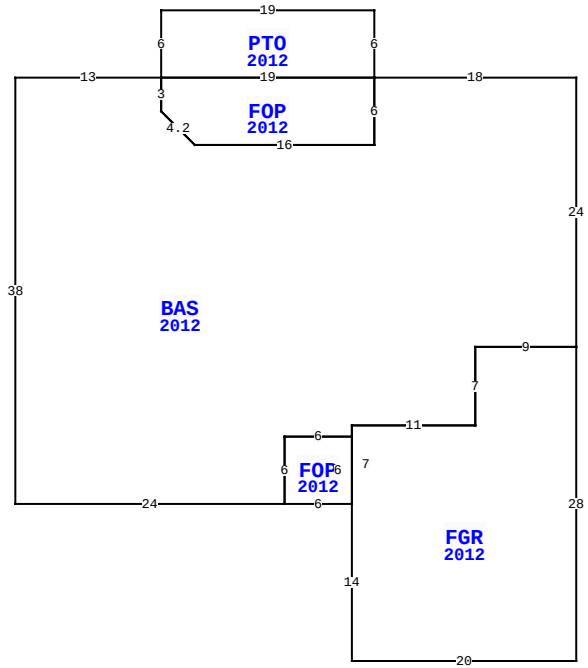
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,552	100	2012	1,552	166,009
FGR	483	55	2012	266	28,453
FOP	36	30	2012	11	1,177
FOP	110	30	2012	33	3,530
PTO	114	5	2012	6	642
TOTALS	2,295			1,868	199,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	113.1900	113.19	211,439	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1552 HX Base Yr 2014



1711 KINARD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,810
TOTAL MARKET OB/XF VALUE		6,041
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		325,851
SOH/AGL Deduction		173,097
ASSESSED VALUE		152,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,032
TOTAL JUST VALUE		325,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25941	CO ISSUED	0	06/20/2012
M17156	H/AC	0	05/01/2012
M17156	H/AC	0	05/01/2012
P15856	NEW CONSTR	0	04/01/2012
E24966	NEW CONSTR	0	04/01/2012
P15856	NEW CONSTR	0	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1771/0565	12/13/2011	WD	U	V	30	100

GRANTOR: HIRES WANDA J

GRANTEE: HIRES WESLEY E & ER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W18 PTO=[YR=2012] N6 W19 S6 FOP=[YR=2012] S3 D3 R3 E16 N6 W19$ E19$ S6 W16 U3 L3 N3 W13 S38 E24 FOP=[YR=2012] E6 FGR=[YR=2012] S14 E20 N28 W9 S7 W11 S7$ N6 W6 S6$ N6 E6 N1 E11 N7 E9 N24$.

EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	2012	2012	3	92	2,751	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 6,041

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 02/09/2023 BY WWA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS