

REESE CHRISTOPHER & ELIZABETH
1637 KINARD RD
BRYCEVILLE, FL 32009

2025



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

08

SHT VINYL 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units Occupancy

00

0 100
NONE 100

Quality

03

Quality Level 03

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

1,662

100

2020

1,662

230,827

FGR

504

55

2020

277

38,471

FOP

128

30

2020

38

5,278

PTO

140

5

2020

7

972

TOTALS

2,434

1,984

275,548

EXTRA FEATURES

L N

OBI/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

424.00

SF

6.50

6.50

100

2020

2020

3

98

2,701

LAND DESCRIPTION

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

2.00

AC

1.00

1.00

0.60

35,000.00

21,000.00

42,000

REVIEW DATE

12/02/2020

BY

TW

Total Acres:

2.00

Total Land Value:

42,000

Market:

0

Agricultural:

0

Common:

42,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,984

106.8200

141.00

279,744

2020

2020

0

0

1.50

98.50

1 SNGL FAM - 100% - 2021

Heated Area: 1662

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

1637 KINARD RD, BRYCEVILLE

24

17

21

24

12

37

16

8

16

21

24

21

29

13

14

10

14

10

PTO

2020

BAS

2020

FGR

2020

FOP

2020

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

275,548

TOTAL MARKET OB/XF VALUE

2,701

TOTAL LAND VALUE - MARKET

42,000

TOTAL MARKET VALUE

320,249

SOH/AGL Deduction

95,224

ASSESSED VALUE

225,025

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

174,303

TOTAL JUST VALUE

320,249

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

300,983

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20007606

CO ISSUED

0

08/21/2020

19010432

NEW CONSTR

224,129

10/02/2019

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

2260/0782

3/08/2019

WD

U

V

37

10,000

GRANTOR: HIRES WANDA J

GRANTEE: REESE CHRISTOPHER &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 PTO=[YR=2020] N10 W14 S10 E14\$ W53 S17 FGR=[YR=2020] S24 E21 N24 W21\$ E21 S12 E8 FOP=[YR=2020] S8 E16 N8 W16\$ E37 N29 \$.