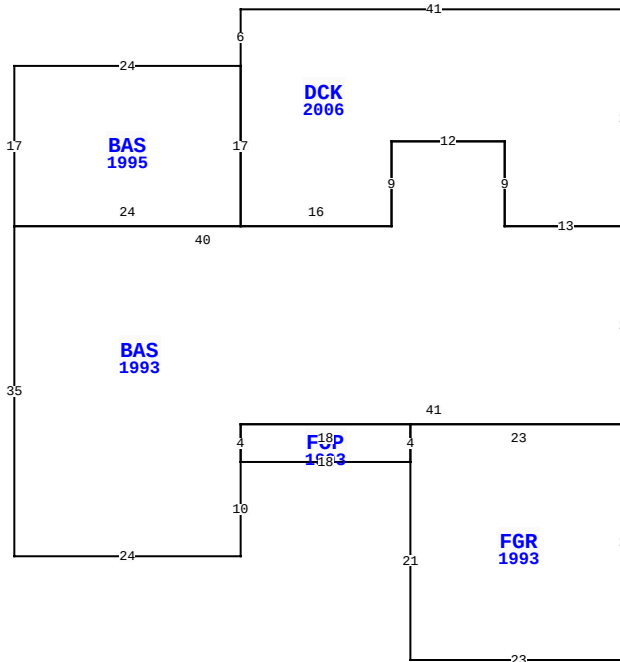


FRANTZ KURT X/FRANTZ FRANCIS X
1609 KINARD RD
BRYCEVILLE, FL 32009

05-1S-23-0000-0002-0020

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	20	FACE BRICK 100				0100	01	2,639	112.9920	112.99	298,181	1978	1980	0	0	0	30.20	69.80	VALUATION BY				STANDARD										
Roof Structure	03	GABLE/HIP 100				1 SINGLE FAM - 100% - 2016												Heated Area: 2217				HX Base Yr 2016				Tax Group: 6				Tax Dist:			
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE				208,130									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE				86,141									
Interior Floor	14	CARPET 80																		TOTAL LAND VALUE - MARKET				237,000									
Interior Floor	08	SHT VINYL 20																		TOTAL MARKET VALUE				418,771									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction				101,834									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE				316,937									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE				HX HB 50,722									
Bathrooms		2 100																		BASE TAXABLE VALUE				266,215									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE				531,271									
Stories	1.	1. 100																		NCON VALUE				0									
Units	0	100				INCOME VALUE																											
BUD8 Adjustme	06	DIST 1D 100				PREVIOUS YEAR MKT VALUE				474,692																							
Occupancy	00	NONE 100																															
Quality		05	Quality Level 05																														
DOR CODE		5000 IMPROVED AG																															
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	1,809	100	1993	1,809	142,671																												
BAS	408	100	1995	408	32,178																												
DCK	835	10	2006	84	6,625																												
FGR	575	55	1993	316	24,922																												
FOP	72	30	1993	22	1,735																												
TOTALS		3,699			2,639	208,130	1609 KINARD RD, BRYCEVILLE										BLD DATE				LGL DATE		05/09/2025		MLU								
EXTRA FEATURES						XF DATE				INC DATE				LAND DATE		11/21/2024		KBA															
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	0681	POLE SHED	0 100	37	55	2,035.00	SF	15.00	15.00	100	1980	1980	3	20	6,105																		
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400																		
3	0511	GARAGE CB-	0 100	30	30	900.00	SF	40.00	40.00	100	1988	1988	3	52	18,720																		
4	0811	CONCRETE B	0 100	0	0	627.00	SF	5.20	5.20	100	1980	1980	3	30	978																		
5	0510	GARAGE WD-	0 100	14	40	560.00	SF	35.00	35.00	100	1995	1995	3	20	3,920																		
6	0351	CARPOT MT	0 100	30	13	390.00	SF	10.00	10.00	100	1999	1999	3	20	780																		
7	0351	CARPOT MT	0 100	40	34	1,360.00	SF	10.00	10.00	100	2020	2020	3	86	11,696																		
8	2701	QUONSET GD	0 100	58	40	2,320.00	SF	10.50	10.50	100	2020	2020	3	95	23,142																		
9	0351	CARPOT MT	1 100	40	25	1,000.00	SF	10.00	10.00	100	2024	2023		97	9,700																		
10	0351	CARPOT MT	1 100	40	25	1,000.00	SF	10.00	10.00	100	2024	2023		97	9,700																		
LAND DESCRIPTION						TOTAL OB/XF										86,141																	
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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000																
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	750.00	750.00	4,500																
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000																
REVIEW DATE		10/02/2023		BY	WWX		Total Acres: 10.00		Total Land Value: 124,500		Market: 117,000		Agricultural: 4,500		Common: 120,000		PRINTED 07/30/2025 BY SYS																