N240 FT OF W210 FT OF SW1/4
OF NE1/4
PARCELS 2-6 & 2

CRAWFORD STEVE R & CAROLE
1403 KINARD ROAD
BRYCEVILLE, FL 32009

2025

05-1S-23-0000-0002-0060

BUILDING CHARACTERISTICS

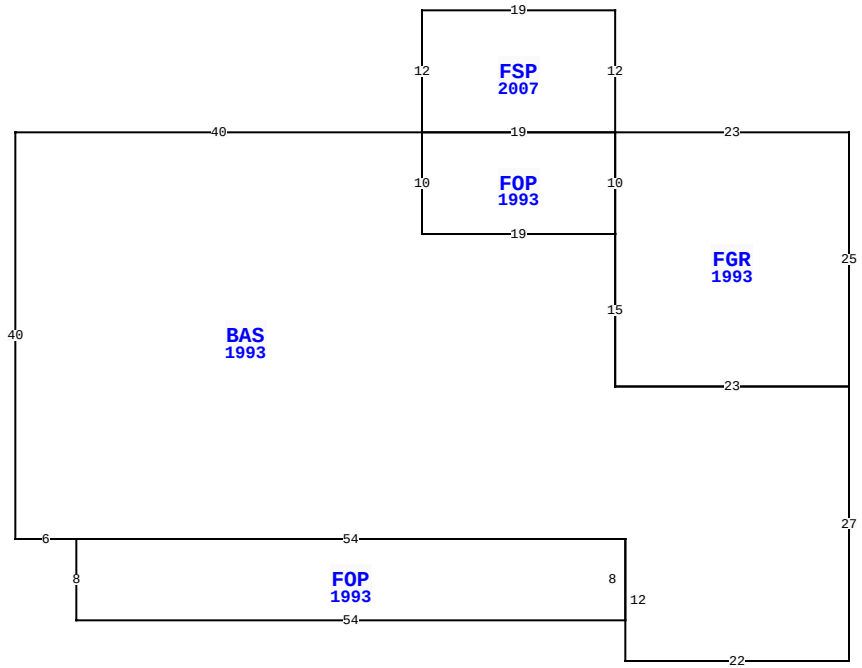
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,779	100	1993	2,779	217,875
FGR	575	55	1993	316	24,774
FOP	190	30	1993	57	4,469
FOP	432	30	1993	130	10,192
FSP	228	40	2007	91	7,135
TOTALS	4,204			3,373	264,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,373	105.5884	105.59	356,155	1973	1980	0	0	0	25.75	74.25

1 SINGLE FAM – 100% - 0 Heated Area: 2779 HX Base Yr 1985



1403 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		264,445
TOTAL MARKET OB/XF VALUE		4,593
TOTAL LAND VALUE - MARKET		135,525
TOTAL MARKET VALUE		404,563
SOH/AGL Deduction		205,839
ASSESSED VALUE		198,724
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,002
TOTAL JUST VALUE		404,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0496/0800	8/01/1986	WD	U	I		200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 FSP=[YR=2007] N12 W19 S12 FOP=[YR=1993] S10 E19 N10 W19 $ E19$ S10 BAS=[YR=1993] W19 N10 W40 S40 E6 FOP=[YR=1993] S8 E54 N8 W54 $ E54 S12 E22 N27 W23 N15 $ S15 E23 N25 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
2	1242	WD DECK A	0	100	0	0	347.00	SF	10.00	10.00	100	1992	1992	3	20	694	
3	0811	CONCRETE B	0	100	0	0	970.00	SF	5.20	5.20	100	1985	1985	3	44	2,219	

LAND DESCRIPTION

TOTAL OB/XF 4,593

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	000100	C	RES	100	0005	OR	0.00	0.00	6.95	AC		1.00	1.00	1.00	19,500.00	19,500.00	135,525							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 6.95 Total Land Value: 135,525 Market: 0 Agricultural: 0 Common: 135,525 PRINTED 07/30/2025 BY SYS