PT OF SW1/4 OF NE1/4
IN OR 1133/666

CLAY WESLEY S & ANGELIA
1509 KINARD ROAD
BRYCEVILLE, FL 32009

2025

05-1S-23-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

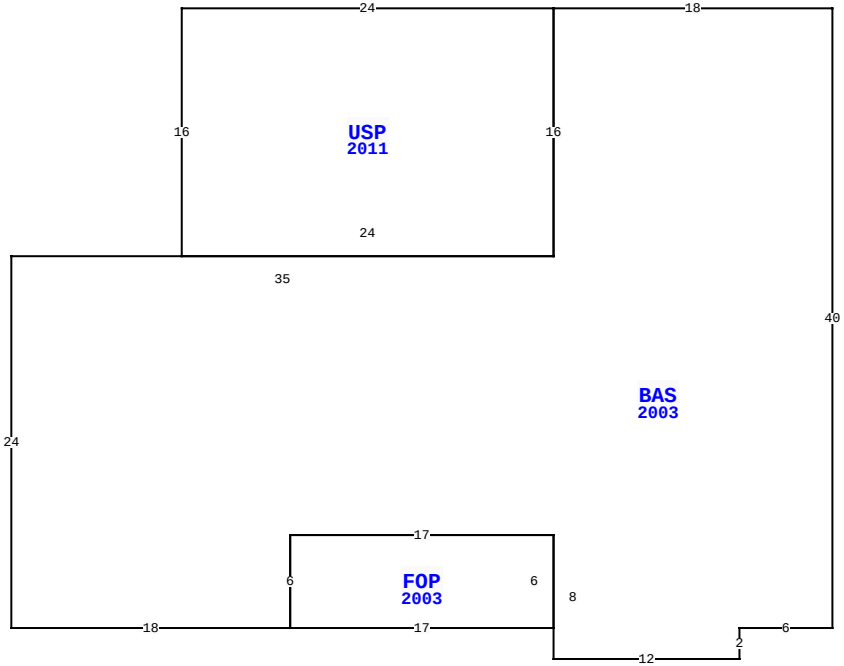
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	2003	1,482	149,236
FOP	102	30	2003	31	3,122
USP	384	30	2011	115	11,580
TOTALS	1,968			1,628	163,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,628	112.2000	112.20	182,662	2003	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2005 Heated Area: 1482 HX Base Yr 2005



1509 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		163,939
TOTAL MARKET OB/XF VALUE		13,765
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		222,704
SOH/AGL Deduction		110,462
ASSESSED VALUE		112,242
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,520
TOTAL JUST VALUE		222,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP036386	NEW CONSTR	100,136	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1133/0666	4/29/2003	QC	U	I	07	100
GRANTOR: GORDON MICHAEL V & SH						
GRANTEE: CLAY WESLEY S & ANG						
1118/0240	3/04/2003	QC	Q	I	06	100
GRANTOR: GORDON MICHAEL & SHEI						
GRANTEE: CLAY WESLEY & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 USP=[YR=2011] W24 S16 E24 N16$ S16 W35 S24 E18 FOP=[YR=2003] E17 N6 W17 S6$ N6 E17 S8 E12 N2 E6 N40$.

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	0810	CONCRETE A	0	100	54	4	216.00	SF	6.50	6.50	100	2004	2004	3	83	1,165	
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2015	2015	3	75	12,600	

LAND DESCRIPTION

TOTAL OB/XF 13,765

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS