PT OF SW1/4 OF NE1/4
IN OR 2743/193

KEEN ROBERT W
11613 CAPISTRANO PLACE
BRYCEVILLE, FL 32009

2025

05-1S-23-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

11597 CAPISTRANO PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,700
TOTAL MARKET VALUE	84,700
SOH/AGL Deduction	56,281
ASSESSED VALUE	28,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,419
TOTAL JUST VALUE	84,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001444	CO ISSUED		02/11/2025
M240012226	NEW DWMH		10/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/193	10/12/2024	SW	U	V	11	100
GRANTOR: KEEN ROBERT W						
GRANTEE: KEEN ROBERT W						
2743/193	10/12/2024	SW	U	V	11	100
GRANTOR: KEEN ROBERT W						
GRANTEE: KEEN ROBERT W						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0005	OR	0.00	0.00	2.42	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,700							

REVIEW DATE 06/06/2025 BY WW Total Acres: 2.42 Total Land Value: 84,700 Market: 0 Agricultural: 0 Common: 84,700 PRINTED 07/30/2025 BY SYS