IN OR 1480/1765
EX R/W OR 983/1938

HINES WANDA FAYE/HINES WILLIAM B
12196 US HWY 301
BRYCEVILLE, FL 32009

2025

05-1S-24-0000-0004-0010

BUILDING CHARACTERISTICS

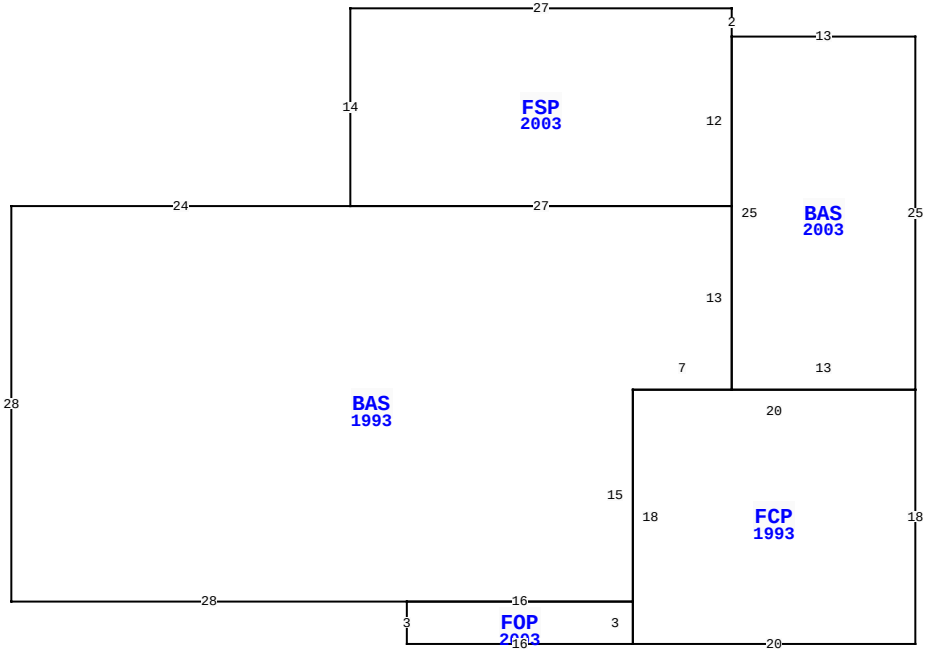
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1993	1,323	91,536
BAS	325	100	2003	325	22,486
FCP	360	25	1993	90	6,227
FOP	48	30	2003	14	969
FSP	378	40	2003	151	10,448
TOTALS	2,434			1,903	131,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	96.4320	96.43	183,506	1965	1968	0	0	0	28.25	71.75

1 SINGLE FAM – 100% - 0 Heated Area: 1648 HX Base Yr 2002



12196 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		131,666
TOTAL MARKET OB/XF VALUE		10,156
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		191,322
SOH/AGL Deduction		88,365
ASSESSED VALUE		102,957
TOTAL EXEMPTION VALUE	HX HB WX SL	102,957
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		191,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/1765	2/26/2007	QC	U	I	07	100
GRANTOR: HINES WANDA FAYE &						
GRANTEE: HINES WANDA FAYE &						
1385/1932	2/01/2006	QC	Q	I	01	100
GRANTOR: HINES WANDA FAYE &						
GRANTEE: HINES WANDA FAYE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 FSP=[YR=2003] N2 W27 S14 BAS=[YR=1993] W24 S28 E28 FOP=[YR=2003] S3 E16 FCP=[YR=1993] E20 N18 W20 S18 $ N3 W16 $ E16 N15 E7 N13 W27 $ E27 N12 $ S25 E13 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	0940	SHEDS/PORT	0	100	12	9	108.00	SF	30.00	30.00	100	1985	1985	3	20	648	
2	0350	CARPORT WD	0	100	17	9	153.00	SF	9.36	9.36	100	1987	1987	3	20	286	
3	0510	GARAGE WD-	0	100	19	16	304.00	SF	25.90	25.90	100	1970	1970	3	20	1,575	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2005	2005	3	22	1,901	
5	0681	POLE SHED	0	100	38	18	684.00	SF	15.00	15.00	100	2010	2010	3	56	5,746	

LAND DESCRIPTION

TOTAL OB/XF 10,156

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	0004	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS