

MARCELLE GREGG & LISA
11854 US HWY 301
BRYCEVILLE, FL 32009

05-1S-24-0000-0004-0130

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0100012,327123.9700123.97Heated Area: 1949HX Base Yr 2005UST
2002FSP
2009BAS
2002FOP

QUALITY06Quality Level 06DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8001.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUEBAS1,94910020021,949201,751FOP264302002798,178FSP170402002687,039FSP42040200916817,391UST140452002636,521TOTALES2,9432,327240,879

EXTRA FEATURES11854 US HWY 301, BRYCEVILLEBLD DATEXF DATEINC DATELGL DATERLAND DATEAG DATE05/09/2025MLU

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJUST UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200220023852,975

20940SHEDS/PORTE01001210120.00SF30.0030.0010020042004321756

30463FENCE GATE0100001.00UT2,400.002,400.00100200820083721,728

40936SEPTC TANK00001.00UT6,000.006,000.001001990199031006,000

50820WOOD WALK010000300.00SF11.7511.75100201920193662,327

61242WD DECK A010000275.00SF10.0010.00100201920193822,255

LAND DESCRIPTIONTOTAL OB/XF16,041

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSDUNITYPEDTDPTH FACT% CONDTOT ADJUINIT PRICADJ UINIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESCRES1000004OR0.000.001.00AC1.001.001.0030,000.0030,000.0030,000

2000100CRCRES100OR0.000.002.00AC1.001.001.0030,000.0030,000.0060,000

REVIEW DATE04/14/2020BYTWATotal Acres: 3.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTYVALUATION SUMMARYPAGES 1 of 16

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE240,879TOTAL MARKET OB/XF VALUE16,041TOTAL LAND VALUE - MARKET90,000TOTAL MARKET VALUE346,920SOH/AGL Deduction165,190ASSESSED VALUE181,730TOTAL EXEMPTION VALUE HX HB50,722BASE TAXABLE VALUE131,008TOTAL JUST VALUE346,920NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE337,299

SALSALE DATAOFF RECORD NumberDATETYPEINSTQU I V RSN CD SALE PRICE2276/01145/22/2019QC U V 11100GRANTOR:NELSON LISAGRANTEE:MARCELLE LISA FKA L1797/10295/26/2012QC U I 1177,500GRANTOR:MARCELLE LISAGRANTEE:MARCELLE GREGG & LIBUILDING NOTESBuilding DimensionsUST=[YR=2002] W20 S7 FSP=[YR=2009] S21 FSP=[YR=2002] W12 BAS=[YR=2002] W30 S18 E3 S17 E13 FOP=[YR=2002] S8 E33 N8 W33 \$ E46 N35 W15 S10 W17 N10 \$ S10 E17 N10 W5 \$ E20 N21 W20 \$ E20 N7 \$.