IN OR 354/724 & OR 506/933
EX R/W OR 980/1737

CONNER RONALD REX & PATRICIA K
12332 US HIGHWAY 301
BRYCEVILLE, FL 32009

2025

05-1S-24-0000-0006-0020

BUILDING CHARACTERISTICS

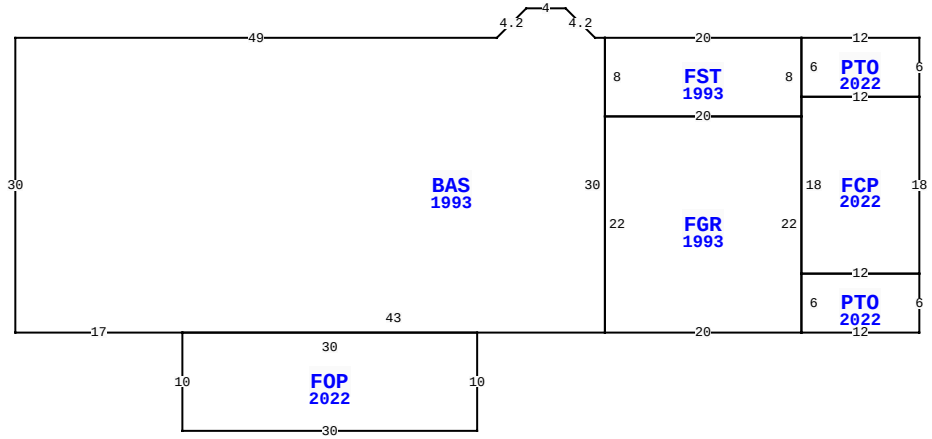
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,821	100	1993	1,821	155,453
FCP	216	25	2022	54	4,610
FGR	440	55	1993	242	20,659
FOP	300	30	2022	90	7,683
FST	160	55	1993	88	7,513
PTO	72	5	2022	4	341
PTO	72	5	2022	4	341
TOTALS	3,081			2,303	196,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	125.5380	125.54	289,119	1975	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 0 Heated Area: 1821 HX Base Yr 1976



12332 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		196,601
TOTAL MARKET OB/XF VALUE		3,251
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		244,852
SOH/AGL Deduction		116,231
ASSESSED VALUE		128,621
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,899
TOTAL JUST VALUE		244,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012510	CARPORT	6,557	08/16/2022
22010586	ADDITION	9,066	07/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0085	10/01/2021	WD	U	I	11	100
GRANTOR: CONNER RONALD REX						
GRANTEE: CONNER RONALD REX &						
0506/0933	12/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 U3 L3 W4 D3 L3 W49 S30 E17 FOP=[YR=2022] S10 E30 N10 W30$ E43 FGR=[YR=1993] E20 PTO=[YR=2022] E12 N6 FCP=[YR=2022] N18 PTO=[YR=2022] N6 W12 FST=[YR=1993] W20 S8 E20 N8$ S6 E12$ W12 S18 E12 $ W12 S6$ N22 W20 S22$ N30$.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190	
2	0812	CONCRETE C	0	100	0	0	1,356.00	SF	4.00	4.00	100	1983	1983	3	38	2,061	

LAND DESCRIPTION

TOTAL OB/XF 3,251

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/13/2022 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS