PT OF S1/2 OF NE1/4 OF SE1/4
LYING WEST OF SR 200
AKA US HWY 301 IN OR 2341/1980

HARDEN EARL & LYNN LIFE TRUST/HARDEN EARL TRUSTEE
11672 US HIGHWAY 301
BRYCEVILLE, FL 32009

2025

05-1S-24-0000-0015-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

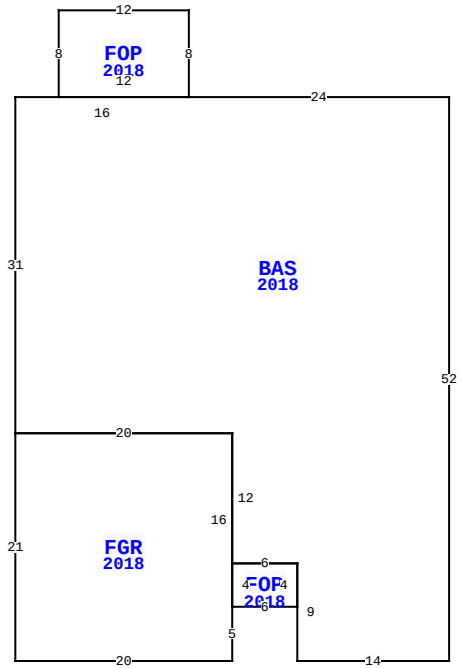
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	2018	1,606	214,185
FGR	420	55	2018	231	30,807
FOP	24	30	2018	7	933
FOP	96	30	2018	29	3,867
TOTALS	2,146			1,873	249,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	137.4940	137.49	257,519	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1606 HX Base Yr 2019



11672 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0811	CONCRETE B	0	100	0	0	880.00	SF	5.20	5.20	100	2018	2018	3	97	4,439	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		249,793
TOTAL MARKET OB/XF VALUE		4,439
TOTAL LAND VALUE - MARKET		79,800
TOTAL MARKET VALUE		334,032
SOH/AGL Deduction		110,632
ASSESSED VALUE		223,400
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,678
TOTAL JUST VALUE		334,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008340	CO ISSUED	0	08/15/2018
18002982	NEW CONSTR	214,253	03/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2341/1980	2/26/2020	QC	U	I	11	100
GRANTOR: HARDEN LYNN & EDWARD						
GRANTEE: HARDEN EARL & LYNN						
2170/0111	1/10/2018	WD	U	V	11	100
GRANTOR: HARDEN LYNN & EDWARD						
GRANTEE: HARDEN LYNN & EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] N8 W12 S8 E12$ W16 S31
FGR=[YR=2018] S21 E20 N5 FOP=[YR=2018] E6 N4 W6 S4$ N16 W20$
E20 S12 E6 S9 E14 N52$.

LAND DESCRIPTION

TOTAL OB/XF 4,439

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		OR	0.00	0.00	2.28	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,800							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 2.28 Total Land Value: 79,800 Market: 0 Agricultural: 0 Common: 79,800 PRINTED 07/30/2025 BY SYS