PT OF LOT 20 S-1 & S-2
IN OR 844/1014
KAST ESTATES UNIT 1 UNR

MALONE JOHN D & KIMBERLY A
1451 MAPLE DRIVE
BRYCEVILLE, FL 32009

2025

05-2S-23-1500-0020-0010

BUILDING CHARACTERISTICS

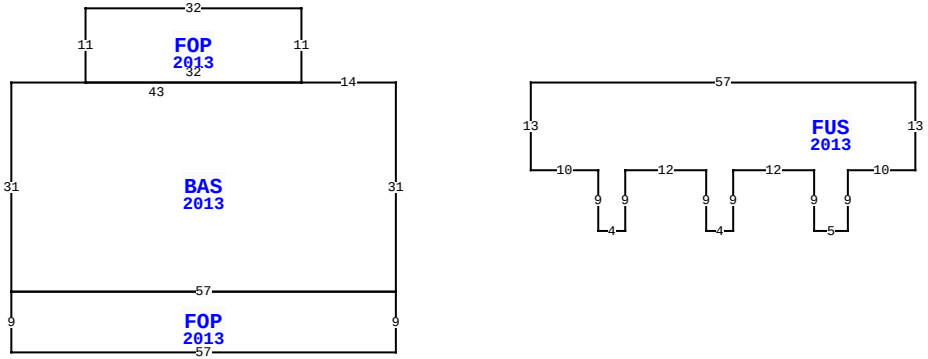
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	2013	1,767	219,249
FOP	352	30	2013	106	13,153
FOP	513	30	2013	154	19,108
FUS	858	100	2013	858	106,460
TOTALS	3,490			2,885	357,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,885	98.9444	130.61	376,810	2013	2013	0	0	0	5.00	95.00

2 SNGL FAM – 100% - 1999 Heated Area: 2625 HX Base Yr 1999



1451 MAPLE DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

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	30	24	720.00	SF	5.20	5.20	100	2019	2019	3	97	3,632	
2	0940	SHEDS/PORT	0	100	7	8	56.00	SF	21.30	21.30	100	1993	1993	3	20	239	
3	0510	GARAGE WD-	0	100	32	24	768.00	SF	26.25	26.25	100	2003	2003	3	30	6,048	
4	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	2000	2000	3	77	1,001	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		357,970
TOTAL MARKET OB/XF VALUE		10,920
TOTAL LAND VALUE - MARKET		162,210
TOTAL MARKET VALUE		412,000
SOH/AGL Deduction		196,521
ASSESSED VALUE		215,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,757
TOTAL JUST VALUE		531,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01706	GAS	500	03/01/2012
E0922196	ELEC OTHER	2,000	10/01/2009
M0914899	H/AC	0	10/01/2009
P0913996	OTHER	0	10/01/2009
B22238	NEW CONSTR	221,166	01/01/2009
R11732	REPAIR/RRF	2,000	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0844/1014	8/11/1998	WD	Q	V		33,000
GRANTOR: ELDRIDGE CALVIN M JR						
GRANTEE: MALONE JOHN & KIMBE						
0211/0706	1/01/1976	WD	Q	V		8,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 FOP=[YR=2013] N11 W32 S11 E32$ W43 S31
FOP=[YR=2013] S9 E57 N9 W57$ E57 N31$ PTR = E20 FUS=[YR=2013]
E57 S13 W10 S9 W5 N9 W12 S9 W4 N9 W12 S9 W4 N9 W10 N13$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 10,920

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.34	AC		1.00	1.00	0.70	45,000.00	31,500.00	42,210							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	225.00	225.00	900							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 04/14/2020 BY TWA Total Acres: 5.34 Total Land Value: 43,110 Market: 120,000 Agricultural: 900 Common: 42,210 PRINTED 07/30/2025 BY SYS