LOT 28 (EX S-1)
IN OR 1745/958
KAST ESTATES UNIT 1 UNR

WAMACK MAYNARD P JR & ANN E
1369 MAGNOLIA DRIVE
BRYCEVILLE, FL 32009

2025

05-2S-23-1500-0028-0000

BUILDING CHARACTERISTICS

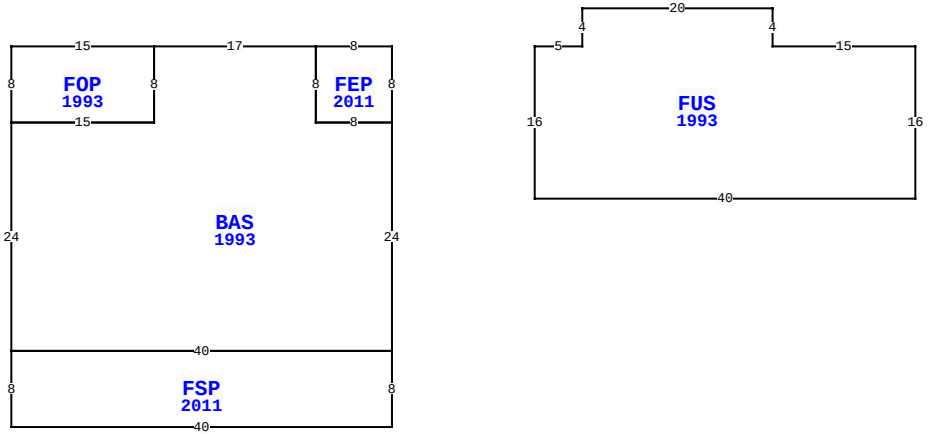
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,096	100	1993	1,096	116,450
FEP	64	80	2011	51	5,419
FOP	120	30	1993	36	3,825
FSP	320	40	2011	128	13,600
FUS	720	100	1993	720	76,500
TOTALS	2,320			2,031	215,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,031	95.2560	125.74	255,378	1986	1991	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2012 Heated Area: 1816 HX Base Yr 2012



1369 MAGNOLIA DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,794
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		55,230
TOTAL MARKET VALUE		275,224
SOH/AGL Deduction		170,611
ASSESSED VALUE		104,613
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,891
TOTAL JUST VALUE		275,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003757	REPAIR/RRF	12,000	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1745/0958	6/10/2011	WD	Q	I	01	126,000
GRANTOR: LEFLUER GLORIA						
GRANTEE: WAMACK MAYNARD P JR						
1031/1926	1/18/2002	WD	Q	I	05	75,300
GRANTOR: MALONE JOHN						
GRANTEE: LEFLUER GLORIA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W8 BAS=[YR=1993] W17 FOP=[YR=1993] W15 S8 E15 N8 $ S8 W15 S24 FSP=[YR=2011] S8 E40 N8 W40 $ E40 N24 W8 N8 $ S8 E8 N8 $ PTR= E15 FUS=[YR=1993] E5 N4 E20 S4 E15 S16 W40 N16 $ W15 $.

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	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1985	1985	3	20	4,200	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0007	OR	0.00	0.00	2.63	AC		1.00	1.00	0.60	35,000.00	21,000.00	55,230							

REVIEW DATE 05/31/2022 BY TWA Total Acres: 2.63 Total Land Value: 55,230 Market: 0 Agricultural: 0 Common: 55,230 PRINTED 07/30/2025 BY SYS