PT OF LOT 39
IN OR 720 PG 1472
KAST ESTATES UNIT 1 UNR

CARR MICHAEL FRANK & CHERYL L
1280 MAGNOLIA DR
BRYCEVILLE, FL 32009

2025

05-2S-23-1500-0039-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

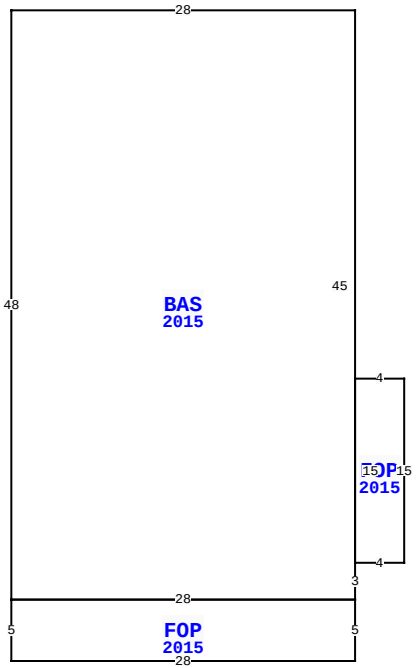
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2015	1,344	173,447
FOP	60	30	2015	18	2,323
FOP	140	30	2015	42	5,420
TOTALS	1,544			1,404	181,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,404	134.4304	134.43	188,740	2015	2015	0	0	0	4.00	96.00

2 SINGLE FAM – 100% - 1995 Heated Area: 1344 HX Base Yr 1995



1280 MAGNOLIA DR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		181,190
TOTAL MARKET OB/XF VALUE		7,192
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		272,382
SOH/AGL Deduction		117,962
ASSESSED VALUE		154,420
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,698
TOTAL JUST VALUE		272,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530055	CO ISSUED	0	10/16/2015
B1530055	NEW CONSTR	152,937	03/31/2015
B1429623	DEMOLITION	0	11/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0720/1472	12/28/1994	WD	Q	I	01	68,000

GRANTOR: WAITE WALLACE E & BER
GRANTEE: CARR MICHAEL F & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W28 S48 FOP=[YR=2015] S5 E28 N5 W28$ E28 N3
FOP=[YR=2015] E4 N15 W4 S15$ N45$.

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	0351	CARPORT MT	0	100	48	20	960.00	SF	6.90	6.90	100	2020	2020	3	86	5,697	
2	0810	CONCRETE A	2	100	0	0	230.00	SF	6.50	6.50	100	2024	2023		100	1,495	

LAND DESCRIPTION

TOTAL OB/XF 7,192

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	0005	OR	0.00	0.00	2.40	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,000							

REVIEW DATE 10/23/2023 BY WWA Total Acres: 2.40 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/30/2025 BY SYS