LOT 10
NORTHWOOD FARMS OR 2465/940
UTIL ESMT IN OR 2473-94

BUETTELL BRIAN A & KELLIE ANN
17444 CR 121
BRYCEVILLE, FL 32009

2025

06-1N-23-0325-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

17444 CR 121, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	103,300
TOTAL MARKET VALUE	103,300
SOH/AGL Deduction	30,810
ASSESSED VALUE	72,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,490
TOTAL JUST VALUE	103,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,900

T=2978 H=2498 P=480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011833	NEW CONSTR	434,045	09/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2652/1153	7/05/2023	WD	Q	I	01	255,000
GRANTOR: NICHOLS GAIL C &						
GRANTEE: BUETTELL BRIAN A &						
2466/0249	5/28/2021	WD	Q	V	01	69,900
GRANTOR: 320 NASSAU LLC						
GRANTEE: NICHOLS GAIL C & HE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0003	OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	30,000.00	30,000.00	102,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	500.00	500.00	1,300							

REVIEW DATE 06/06/2025 BY WWX Total Acres: 6.00 Total Land Value: 103,300 Market: 0 Agricultural: 0 Common: 103,300 PRINTED 07/30/2025 BY SYS