LOT 11
NORTHWOOD FARMS OR 2465/940
ESMT IN OR 2606-30

NORTON ALAN JR & KATARINA
17382 CR 121
BRYCEVILLE, FL 32009

2025

06-1N-23-0325-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

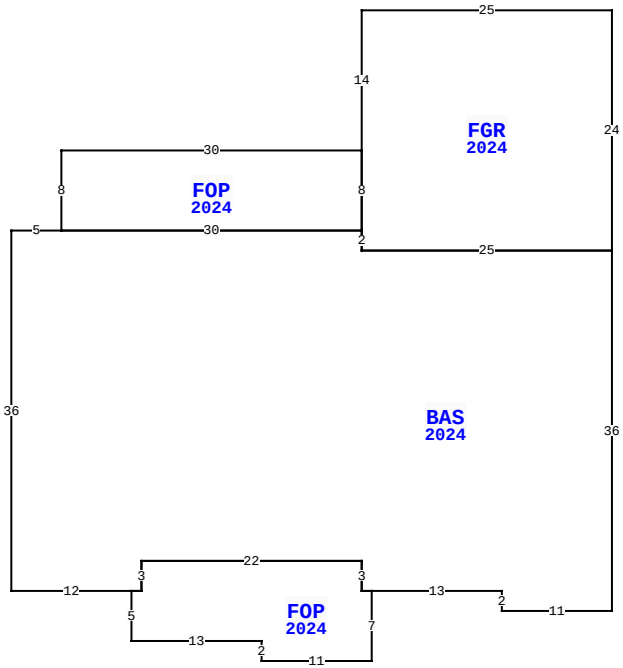
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,066	100	2024	2,066	336,407
FGR	600	55	2024	330	53,734
FOP	208	30	2024	62	10,095
FOP	240	30	2024	72	11,724
TOTALS	3,114			2,530	411,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,530	103.0560	162.83	411,960	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2066 HX Base Yr 2025



17382 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		411,960
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		107,100
TOTAL MARKET VALUE		522,960
SOH/AGL Deduction		112,230
ASSESSED VALUE		410,730
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		360,008
TOTAL JUST VALUE		522,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220009437		398,862	12/13/2023
22016484	NEW CONSTR	398,862	11/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1671	5/28/2021	WD	Q	V	02	79,900

GRANTOR: 320 NASSAU LLC
GRANTEE: NORTON ALAN JR & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,12] W25 N2 W30 W5 S36 E12 E1 N3 E22 S3 E1 E13 S2 E11 N36 $
FOP=[YR=2024;ORIG=45,2] E30 S8 W30 N8 $
FGR=[YR=2024;ORIG=75,-12] E25 S24 W25 N2 N8 N14 $
FOP=[YR=2024;ORIG=53,43] E22 S3 E1 S7 W11 N2 W13 N5 E1 N3 $
.

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	750.00	SF	5.20	5.20	100	2024	2023		100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	0003	OR	0.00	0.00	5.40	AC		1.00	1.00	1.00	19,500.00	19,500.00	105,300							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.60	AC		1.00	1.00	1.00	500.00	500.00	1,800							

REVIEW DATE 12/21/2023 BY WW Total Acres: 9.00 Total Land Value: 107,100 Market: 0 Agricultural: 0 Common: 107,100 PRINTED 07/30/2025 BY SYS