LOT 15
NORTHWOOD FARMS OR 2465/940

DRIGGERS STEPHEN & ABBY
17134 CR 121
BRYCEVILLE, FL 32009

2025

06-1N-23-0325-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

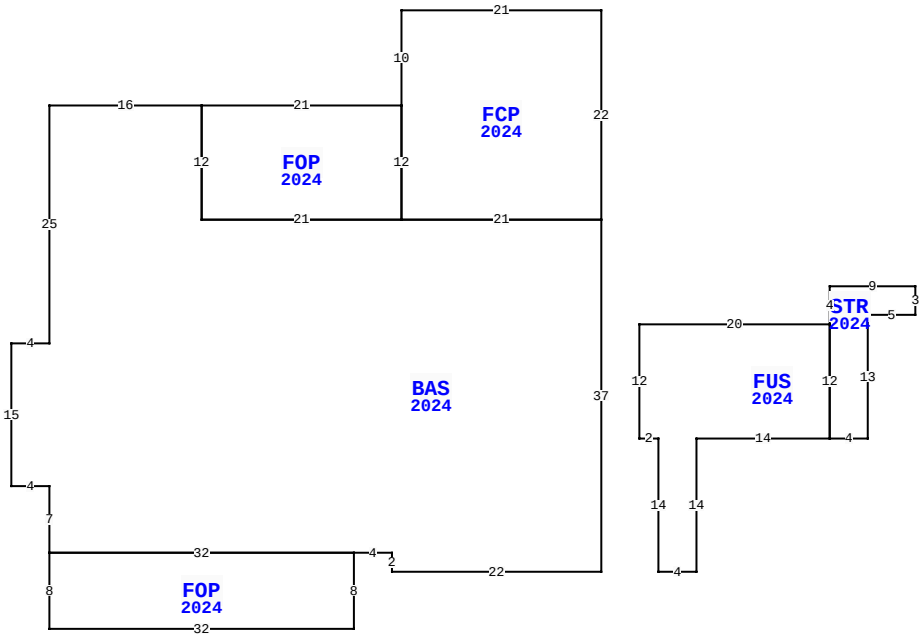
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	5500	TIMBERLAND 80-89
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	2,326	100	2024	2,326	362,321
FCP	462	25	2024	116	18,069
FOP	252	30	2024	76	11,839
FOP	256	30	2024	77	11,994
FUS	296	100	2024	296	46,108
STR	79	10	2024	8	1,246
TOTALS	3,671			2,899	451,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,899	98.5872	155.77	451,577	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2622 HX Base Yr 2025



17134 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		451,577
TOTAL MARKET OB/XF VALUE		12,160
TOTAL LAND VALUE - MARKET		212,750
TOTAL MARKET VALUE		556,671
SOH/AGL Deduction		0
ASSESSED VALUE		556,671
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		505,949
TOTAL JUST VALUE		676,487
NCON VALUE		12,160
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010417	CO ISSUED		08/14/2023
22017061	NEW CONSTR	443,393	11/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/1363	6/03/2021	WD	Q	V	01	89,900

GRANTOR: 320 NASSAU LLC
GRANTEE: DRIGGERS STEPHEN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=88,20] W21 W21 N12 W16 S25 W4 S15 E4 S7 E32 E4 S2 E22 N37 $
FCP=[YR=2024;ORIG=88,-2] W21 S10 S12 E21 N22 $
FUS=[YR=2024;ORIG=112,31] W20 S12 E2 S14 E4 N14 E14 N12 $
FOP=[YR=2024;ORIG=30,55] E32 S8 W32 N8 $
FOP=[YR=2024;ORIG=46,8] E21 S12 W21 N12 $
STR=[YR=2024;ORIG=112,27] S4 S12 E4 N13 E5 N3 W9 $
.

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	0680	POLE SHED	0	100	38	32	1,216.00	SF	10.00	10.00	100	2025	2024		100	12,160	

LAND DESCRIPTION

TOTAL OB/XF 12,160

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	0003	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
3	005501	A	TIMBER 2 P S	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	515.00	515.00	772							
4	005500	A	TIMBER 2 N S	100		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	525.00	525.00	3,412							
5	009910	M	MARKET VALUE	100		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	124,000							

REVIEW DATE 01/10/2025 BY WWA Total Acres: 11.00 Total Land Value: 92,934 Market: 124,000 Agricultural: 4,184 Common: 88,750 PRINTED 07/30/2025 BY SYS