PT OF SE1/4 OF SE1/4
IN OR 2684/1545

KING ALLEN L & TERESA L
750 MIDDLE ROAD
BRYCEVILLE, FL 32009

2025

06-2S-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

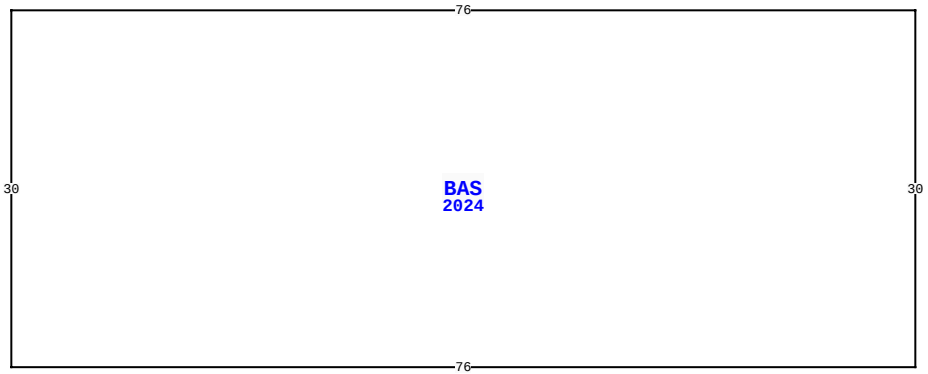
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2024	2,280	286,845
TOTALS	2,280			2,280	286,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	149.5000	127.08	289,742	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 2280 HX Base Yr 2002



750 MIDDLE RD, 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		319,120
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		103,600
TOTAL MARKET VALUE		422,720
SOH/AGL Deduction		95,408
ASSESSED VALUE		327,312
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,590
TOTAL JUST VALUE		422,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012243	CO ISSUED		09/25/2023
230011002	REPLACE NEW DWMH		08/25/2023
22001967	GARAGE	98,802	02/03/2022
E0210294	CHNGE SRVC	0	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/1545	12/13/2023	QC	U	I	11	100
GRANTOR: KING BRANDON C L/E						
GRANTEE: KING ALLEN L & TERE						
2675/1405	10/20/2023	QC	U	I	11	100
GRANTOR: KING BRANDON C						
GRANTEE: KING ALLAN L & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,0] S30 E76 N30 W76 $
.

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	100	0007	OR	0.00	0.00	2.96	AC		1.00	1.00	1.00	35,000.00	35,000.00	103,600							

REVIEW DATE 12/20/2023 BY WW Total Acres: 2.96 Total Land Value: 103,600 Market: 0 Agricultural: 0 Common: 103,600 PRINTED 07/30/2025 BY SYS

PT OF SE1/4 OF SE1/4
IN OR 2684/1545

KING ALLEN L & TERESA L
750 MIDDLE ROAD
BRYCEVILLE, FL 32009

2025

06-2S-23-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

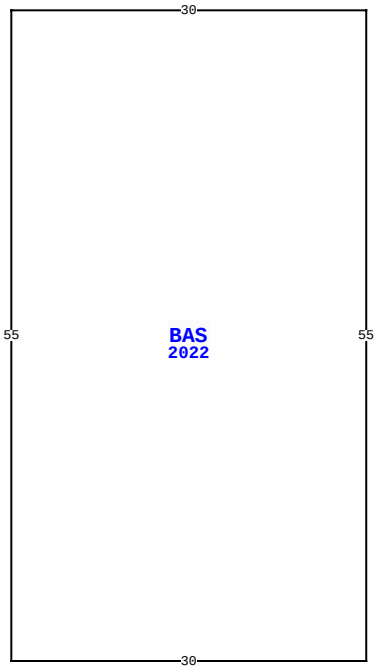
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2022	1,650	32,275
TOTALS	1,650			1,650	32,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,650	53.9580	19.96	32,934	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2002 Heated Area: 1650 HX Base Yr 2002



750 MIDDLE RD, BRYCEVILLE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: KING ALLEN L & TERE						
2675/1405	10/20/2023	QC	U	I	11	100
GRANTOR: KING BRANDON C						
GRANTEE: KING ALLAN L & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S55 E30 N55$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/20/2023 BY WW Total Acres: 2.96 Total Land Value: 103,600 Market: 0 Agricultural: 0 Common: 103,600 PRINTED 07/30/2025 BY SYS