PT OF SE1/4 OF SE1/4
IN OR 1067/904

AVERY TANGIE J
892 MIDDLE ROAD
BRYCEVILLE, FL 32009

2025

06-2S-23-0000-0006-0000

BUILDING CHARACTERISTICS

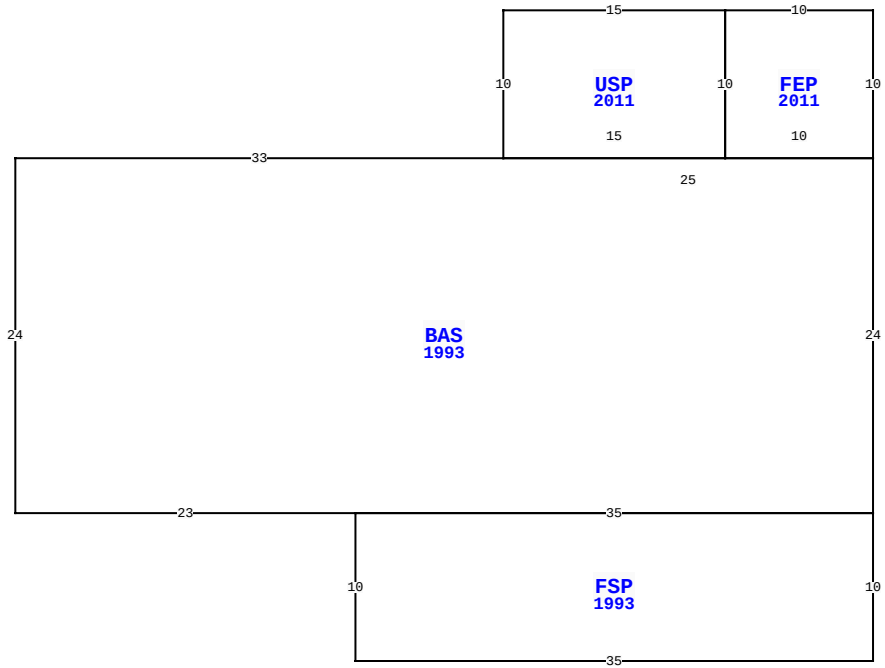
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,392	100	1993	1,392	114,729
FEP	100	80	2011	80	6,594
FSP	350	40	1993	140	11,539
USP	150	30	2011	45	3,709
TOTALS	1,992			1,657	136,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,657	104.0000	104.00	172,328	1958	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 0 Heated Area: 1392 HX Base Yr 1992



892 MIDDLE RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		163,359
TOTAL MARKET OB/XF VALUE		25,208
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		258,567
SOH/AGL Deduction		115,165
ASSESSED VALUE		143,402
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,680
TOTAL JUST VALUE		258,567
NCON VALUE		26,789
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007711		77,028	06/28/2024
B996573	ADDITION	8,670	11/01/1999
MH992714	MH MOVE-ON	0	01/06/1999
MH971800	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/0904	7/09/2002	QC	Q	I	01	21,500
GRANTOR: AVERY THOMAS B & TANG						
GRANTEE: AVERY THOMAS B & TA						
0763/0993	6/21/1996	QC	Q	I	06	100
GRANTOR: AVERY & SAMPLES						
GRANTEE: AVERY & SAMPLES						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W10 USP=[YR=2011] W15 S10 BAS=[YR=1993] W33 S24 E23 FSP=[YR=1993] S10 E35 N10 W35$ E35 N24 W25$ E15 N10$ S10 E10 N10$.

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	0753	UEP	0	100	23	12	276.00	SF	22.00	22.00	100	1999	1999	3	26	1,579	
2	0810	CONCRETE A	0	100	25	16	400.00	SF	6.50	6.50	100	1998	1998	3	73	1,898	
3	0510	GARAGE WD-	0	100	28	22	616.00	SF	35.00	35.00	100	2001	2001	3	28	6,037	
4	1242	WD DECK A	0	100	35	25	875.00	SF	10.00	10.00	100	2001	2001	3	20	1,750	
5	0681	POLE SHED	0	100	24	15	360.00	SF	11.25	11.25	100	2008	2008	3	48	1,944	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 25,208

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 12/30/2024 BY WW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF SE1/4 OF SE1/4
IN OR 1067/904

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2025

06-2S-23-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

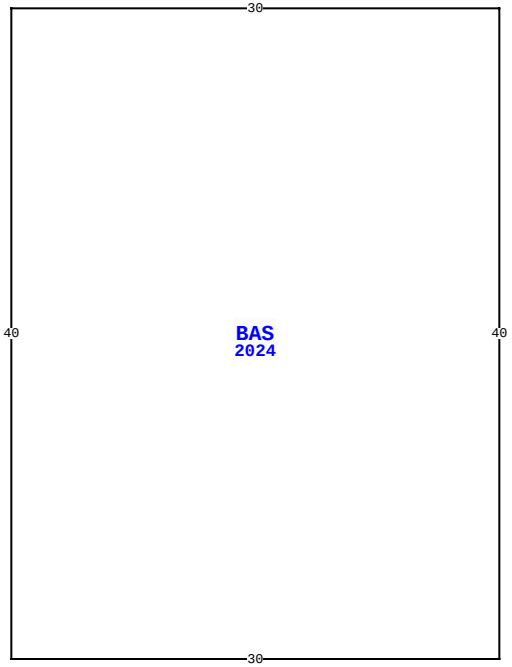
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	1,200	100	2024	1,200	26,789
TOTALS	1,200			1,200	26,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1200 HX Base Yr 1992



892 MIDDLE RD, BRYCEVILLE

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XF DATE		LAND DATE	05/07/2025 MLU
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0763/0993	6/21/1996	QC	Q	I	06	100
GRANTOR: AVERY & SAMPLES						
GRANTEE: AVERY & SAMPLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N40 $
.

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

REVIEW DATE 12/30/2024 BY WW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS