

WEST OF RIVER ROAD
PT OR 1335/1769

BRYCEVILLE LAND LLC
C/O TAX DEPARTMENT, 9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

2025

09-2S-23-0000-0001-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
																		VALUATION SUMMARY											
VALUATION BY																	STANDARD												
Tax Group: 6																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	0												
TOTAL LAND VALUE - MARKET																	795,000												
TOTAL MARKET VALUE																	111,850												
SOH/AGL Deduction																	0												
ASSESSED VALUE																	111,850												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	111,850												
TOTAL JUST VALUE																	795,000												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	662,500												
DOR CODE																	5500TIMBERLAND 80-89												
MAP NUM																	MKT AREA 09												
NEIGHBORHOOD/LOC																	9001.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																	CR 121, BRYCEVILLE												
EXTRA FEATURES																	BLD DATE												
																	XF DATE												
																	INC DATE												
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	LGL DATE													
																	LAND DATE												
																	AG DATE												
																	05/09/2025 MLU												
																	10/21/2024 KBA												
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
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					
1	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	100.00	AC		1.00	1.00	1.00	525.00	525.00	52,500												
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	140.00	AC		1.00	1.00	1.00	390.00	390.00	54,600												
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	190.00	190.00	4,750												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	265.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	795,000												
REVIEW DATE 05/09/2025 BY MLU Total Acres: 265.00 Total Land Value: 111,850 Market: 795,000 Agricultural: 111,850 Common: 0 PRINTED 07/30/2025 BY SYS																													