N1/2 OF S1/2 OF LOT 8
N1/2 OF LOT 8*EX PARCEL 7*
PT OF OR 2778/847

RIVER DIVIDE RANCH LLC
1116 N EDGEWOOD AVE
JACKSONVILLE, FL 32254-2399

2025

12-1N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

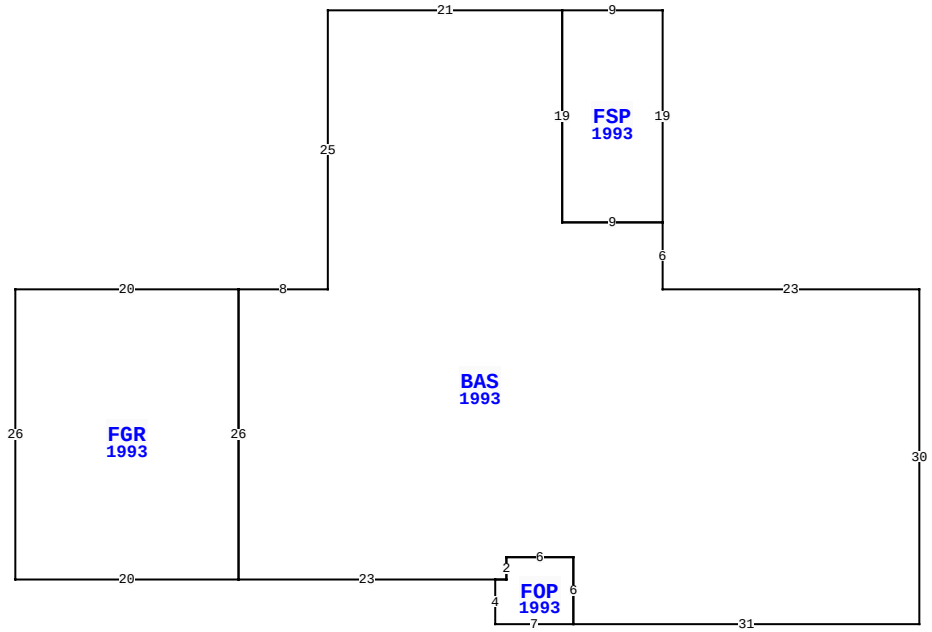
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	2,277	100	1993	2,277	260,778
FGR	520	55	1993	286	32,755
FOP	40	30	1993	12	1,374
FSP	171	40	1993	68	7,787
TOTALS	3,008			2,643	302,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,643	110.8800	146.36	386,829	1980	1995	0	0	0	21.75	78.25

1 SNGL FAM – 0% - 0 Heated Area: 2277 HX Base Yr



15672 HOWARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/25/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	302,694
TOTAL MARKET OB/XF VALUE	3,647
TOTAL LAND VALUE - MARKET	325,500
TOTAL MARKET VALUE	363,851
SOH/AGL Deduction	96,608
ASSESSED VALUE	267,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,243
TOTAL JUST VALUE	631,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	587,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016758	SHINGLES	14,885	12/03/2021
93343	ADDITION	21,715	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/847	3/31/2025	SW	U	I	11	100
GRANTOR: A-B DISTRIBUTORS INC						
GRANTEE: RIVER DIVIDE RANCH						
0211/0202	1/01/1976	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N6FSP=[YR=1993] N19W9S19 E9$ W9 N19 W21 S25 W8 FGR=[YR=1993] W20 S26 E20N26$ S26 E23 FOP=[YR=1993] S4 E7 N6 W6 S2 W1$ E1 N2 E6 S6 E31 N30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	0	0	0	596.00	SF	5.20	5.20	100	1995	1995	3	68	2,107	

LAND DESCRIPTION

TOTAL OB/XF 3,647

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	390.00	390.00	5,850							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	370.00	370.00	6,660							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	280,500							

REVIEW DATE 02/03/2022 BY TWA Total Acres: 34.00 Total Land Value: 57,510 Market: 280,500 Agricultural: 12,510 Common: 45,000 PRINTED 07/30/2025 BY SYS