PT OF SEC 12-1N-23E
IN OR 1522/778
(EX OR 2488/359 & EX 7-1)

TODD BRENDA M
15622 HOWARD RD
BRYCEVILLE, FL 32009

2025

12-1N-23-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

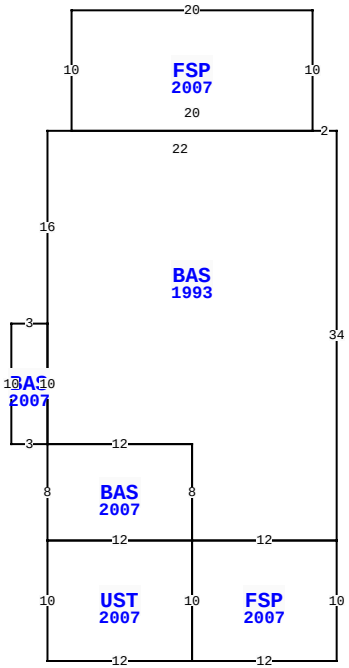
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	720	100	1993	720	46,971
BAS	30	100	2007	30	1,957
BAS	96	100	2007	96	6,263
FSP	120	40	2007	48	3,131
FSP	200	40	2007	80	5,219
UST	120	45	2007	54	3,523
TOTALS	1,286			1,028	67,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,028	85.0000	85.00	87,380	1920	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 2010 Heated Area: 846 HX Base Yr 2010



15622 HOWARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		67,064
TOTAL MARKET OB/XF VALUE		2,568
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		137,132
SOH/AGL Deduction		72,193
ASSESSED VALUE		64,939
TOTAL EXEMPTION VALUE	HX HB	39,939
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/0778	8/30/2007	WD	Q	I	01	100

GRANTOR: TODD ANNIE I

GRANTEE: TODD ANNIE I & BREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=2007] N10 W20 S10 E20$ W22 S16
BAS=[YR=2007] W3 S10 E3 N10$ S10 BAS=[YR=2007] S8
UST=[YR=2007] S10 E12 FSP=[YR=2007] E12 N10 W12 S10$ N10
W12$ E12 N8 W12$ E12 S8 E12 N34$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	15.00	15.00	100	1997	1997	3	20	240	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	13.20	13.20	100	1995	1995	3	20	528	
3	0680	POLE SHED	0	100	48	25	1,200.00	SF	7.50	7.50	100	1970	1970	3	20	1,800	

LAND DESCRIPTION

TOTAL OB/XF 2,568

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	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 08/27/2021 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS