LOT 1
IN OR 1310/753
UTIL ESMT IN OR 2402-61

HOWARD ROAD LLC
14709 HOWARD ROAD
BRYCEVILLE, FL 32009-1131

2025

13-1N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HOWARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	14,600
SOH/AGL Deduction	0
ASSESSED VALUE	14,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,600
TOTAL JUST VALUE	340,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0753	4/18/2005	WD	Q	V		120,000
GRANTOR: ROBERTS WILLIAM V						
GRANTEE: HOWARD ROAD LLC						
1243/0744	7/06/2004	WD	U	V		94,000
GRANTOR: MONTICELLO LAND COMPA						
GRANTEE: ROBERTS WILLIAM V						

BUILDING NOTES

BUILDING DIMENSIONS

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	390.00	390.00	13,650							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	340,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 40.00 Total Land Value: 14,600 Market: 340,000 Agricultural: 14,600 Common: 0 PRINTED 07/30/2025 BY SYS