NW1/4 OF NE1/4 (GOVT LOT 2)
R622257 & R622258
IN OR 559/1080 & OR 559/1082

MILLER DONALD G
15028 HOWARD ROAD
BRYCEVILLE, FL 32009

2025

13-1N-23-0000-0002-0000

BUILDING CHARACTERISTICS

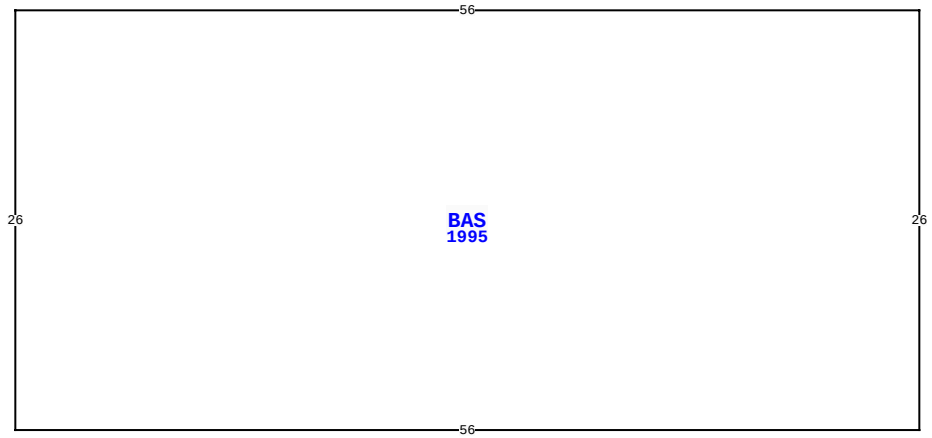
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,456	100	1995	1,456	61,424
TOTALS	1,456			1,456	61,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	112.8000	95.88	139,601	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1996 Heated Area: 1456 HX Base Yr 1996



15028 HOWARD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		61,424
TOTAL MARKET OB/XF VALUE		19,040
TOTAL LAND VALUE - MARKET		376,500
TOTAL MARKET VALUE		140,674
SOH/AGL Deduction		76,386
ASSESSED VALUE		64,288
TOTAL EXEMPTION VALUE	HX HB	39,288
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		456,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951014	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0559/1080	12/28/1988	WD	Q	V		51,500

GRANTOR: ITT RAYONIER

GRANTEE: MILLER DONALD G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S26 E56 N26$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0681	POLE SHED	0	100	48	48	2,304.00	SF	11.25	11.25	100	2011	2011	3	60	15,552	
3	0752	USP	0	100	24	10	240.00	SF	15.00	15.00	100	1996	1996	3	23	828	

LAND DESCRIPTION

TOTAL OB/XF 19,040

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	100	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	39.00	AC		1.00	1.00	1.00	390.00	390.00	15,210							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	39.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	331,500							

REVIEW DATE 03/30/2020 BY TWA Total Acres: 40.00 Total Land Value: 60,210 Market: 331,500 Agricultural: 15,210 Common: 45,000 PRINTED 07/30/2025 BY SYS