

PAINTER KEVIN WADE
13327 US HWY 301
BRYCEVILLE, FL 32009

14-1N-23-0000-0002-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION																				VALUATION SUMMARY													
ELEMENT CD		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD													
Exterior Wall 31		HARDIE BRD 80		0900	01	3,083	114.3560	150.95	465,379	2021	2021	0	0	1.25	98.75	Tax Group: 6				Tax Dist:													
Exterior Wall 20		FACE BRICK 20		1 SNGL FAM - 100% - 2022										Heated Area: 2822										HX Base Yr 2022									
Roof Structur 08		IRREGULAR 100												BUILDING MARKET VALUE										459,562									
Roof Cover 03		COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										27,090									
Interior Wall 05		DRYWALL 100												TOTAL LAND VALUE - MARKET										532,500									
Interior Floo 13		LVT/LAMNT 100												TOTAL MARKET VALUE										599,902									
Air Condition 03		CENTRAL 100												SOH/AGL Deduction										116,501									
Heating Type 04		AIR DUCTED 100		ASSESSED VALUE										483,401																			
Bedrooms		3 100		TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms		3.5 100		BASE TAXABLE VALUE										432,679																			
Frame 02		WOOD FRAME 100		TOTAL JUST VALUE										1,019,152																			
Stories		0 0 100		NCON VALUE										0																			
Units		0 100		INCOME VALUE																													
Occupancy 00		NONE 100		PREVIOUS YEAR MKT VALUE										800,229																			
Quality		05		Quality Level 05																													
DOR CODE		5500		TIMBERLAND 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																												
BAS	2,822	100	2021	2,822	420,656																												
FOP	240	30	2021	72	10,732																												
FOP	624	30	2021	187	27,875																												
PTO	36	5	2021	2	298																												
TOTALS		3,722				3,083		459,562																									
EXTRA FEATURES										15744 CR 121, BRYCEVILLE										BLD DATE													
																				XF DATE													
																				INC DATE													
																				LGL DATE													
																				LAND DATE													
																				AG DATE													
																				05/09/2025													
																				MLU													
																				11/04/2024													
																				KBA													
BUILDING NOTES																																	
BUILDING DIMENSIONS																																	
BAS=[YR=2021] W15 FOP=[YR=2021] N12 W35 S6 PTO=[YR=2021] W6 S6 E6 N6\$ S12 E34 N6 E1\$ W1 S6 W34 N6 W24 S37 E10 S3 E20 S3 E1 FOP=[YR=2021] S8 E30 N8 W30\$ E31 N3 E12 N40\$.																																	
LAND DESCRIPTION										TOTAL OB/XF										27,090													
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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500																
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	525.00	525.00	15,750																
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	435,000																