PARCELS 1 & 1-1
N1/2 OF E1/2 OF NE1/4 OF NE1/4
S1/2 OF E1/2 OF NE1/4 OF NE1/4

ROWE CLARENCE W JR & AGNES P
10203 CARROLL ROAD
BRYCEVILLE, FL 32009

2025

16-1S-24-0000-0001-0010

BUILDING CHARACTERISTICS

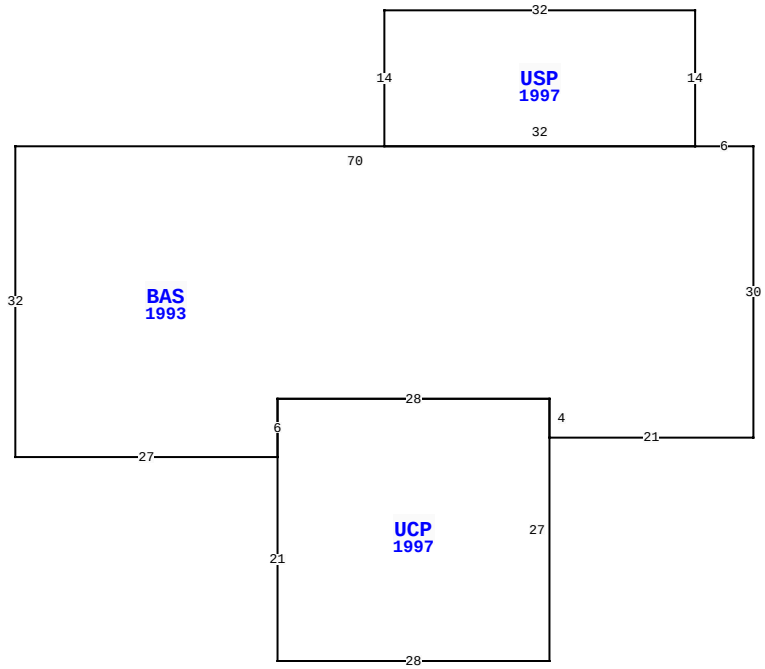
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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
BAS	2,222	100	1993	2,222	151,238
UCP	756	20	1997	151	10,278
USP	448	30	1997	134	9,121
TOTALS	3,426			2,507	170,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	96.0000	96.00	240,672	1982	1982	0	0	0	29.10	70.90

1 SINGLE FAM – 100% - 0 Heated Area: 2222 HX Base Yr



10203 CARROLL RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		330,379
TOTAL MARKET OB/XF VALUE		4,880
TOTAL LAND VALUE - MARKET		390,000
TOTAL MARKET VALUE		533,359
SOH/AGL Deduction		232,369
ASSESSED VALUE		300,990
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,268
TOTAL JUST VALUE		725,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		700,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971742	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1898/0961	1/17/2014	QC	U	I	11	100
GRANTOR: ROWE CLARENCE W						
GRANTEE: ROWE CLARENCE W JR						
0158/0512	1/01/1973	WD	U	I		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 USP=[YR=1997] N14 W32 S14 E32 $ W70 S32 E27
UCP=[YR=1997] S21 E28 N27 W28 S6$ N6 E28 S4 E21 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
3	0749	M/H STORG	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 4,880

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	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	390.00	390.00	2,340							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	190.00	190.00	760							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 20.00 Total Land Value: 198,100 Market: 195,000 Agricultural: 3,100 Common: 195,000 PRINTED 07/30/2025 BY SYS

PARCELS 1 & 1-1
N1/2 OF E1/2 OF NE1/4 OF NE1/4
S1/2 OF E1/2 OF NE1/4 OF NE1/4

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10203 CARROLL ROAD
BRYCEVILLE, FL 32009

2025

16-1S-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

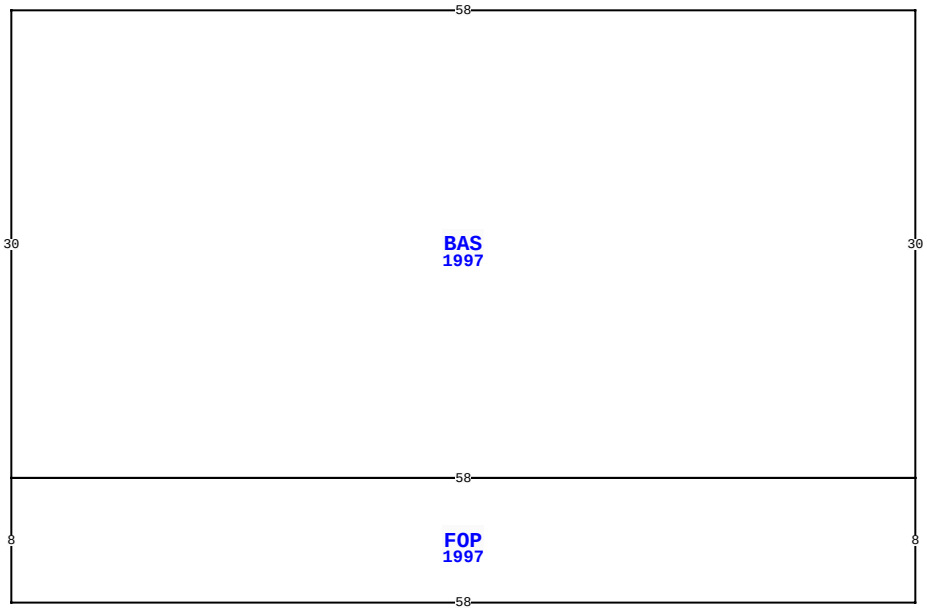
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1997	1,740	147,926
FOP	464	30	1997	139	11,817
TOTALS	2,204			1,879	159,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,879	98.0000	98.00	184,142	1997	1997	0	0	0	13.25	86.75

3 SINGLE FAM – 0% - 0 Heated Area: 1740 HX Base Yr



10203 CARROLL RD, BRYCEVILLE

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

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TOTAL JUST VALUE		725,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		700,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: ROWE CLARENCE W						
GRANTEE: ROWE CLARENCE W JR						
0158/0512	1/01/1973	WD	U	I		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W58 S30 FOP=[YR=1997] S8 E58 N8 W58 $ E58 N30 $
.

EXTRA FEATURES

L N	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

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

REVIEW DATE 03/25/2024 BY WWA Total Acres: 20.00 Total Land Value: 198,100 Market: 195,000 Agricultural: 3,100 Common: 195,000 PRINTED 07/30/2025 BY SYS