PT OF NW1/4 SEC 17-1S-23E
IN OR 2544/245

ROBINSON JAMES R III & ALLISON
1118 WINDRIDGE LANE
BRYCEVILLE, FL 32009

2025

17-1S-23-0000-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

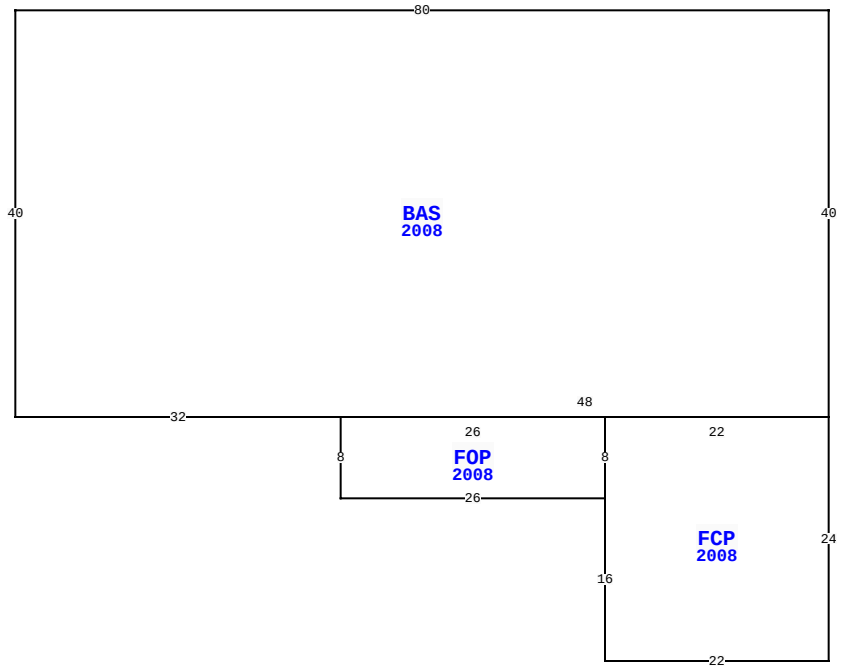
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	2008	3,200	393,384
FCP	528	25	2008	132	16,227
FOP	208	30	2008	62	7,622
TOTALS	3,936			3,394	417,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,394	100.6848	132.90	451,063	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2014 Heated Area: 3200 HX Base Yr 2014



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

1118 WINDRIDGE LN, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		417,233
TOTAL MARKET OB/XF VALUE		9,324
TOTAL LAND VALUE - MARKET		121,800
TOTAL MARKET VALUE		548,357
SOH/AGL Deduction		297,309
ASSESSED VALUE		251,048
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,326
TOTAL JUST VALUE		548,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13522	9	0	12/01/2007
P12825	OTHER	0	11/01/2007
C20679	CO ISSUED	0	10/01/2007
E20170	ELEC OTHER	6,300	10/01/2007
R10816	REPAIR/RRF	6,448	10/01/2007
B20679	NEW CONSTR	259,578	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/0245	2/28/2022	QC	U	I	11	100
GRANTOR: ROBINSON JAMES R III						
GRANTEE: ROBINSON JAMES ROSS						
2160/0068	11/10/2017	QC	U	I	11	100
GRANTOR: ROBINSON MELISSA A						
GRANTEE: ROBINSON JAMES R II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W80 S40 E32 FOP=[YR=2008] S8 E26
FCP=[YR=2008] S16 E22 N24 W22 S8 $ N8 W26 $ E48 N40 $.

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	0812	CONCRETE C	0	100	0	0	2,649.00	SF	4.00	4.00	100	2008	2008	3	88	9,324	

LAND DESCRIPTION

TOTAL OB/XF 9,324

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	4.06	AC		1.00	1.00	1.00	30,000.00	30,000.00	121,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.06 Total Land Value: 121,800 Market: 0 Agricultural: 0 Common: 121,800 PRINTED 07/30/2025 BY SYS