LOTS 53 & 54
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

LUKE LILLY/
PO BOX 300
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0053-0000

BUILDING CHARACTERISTICS

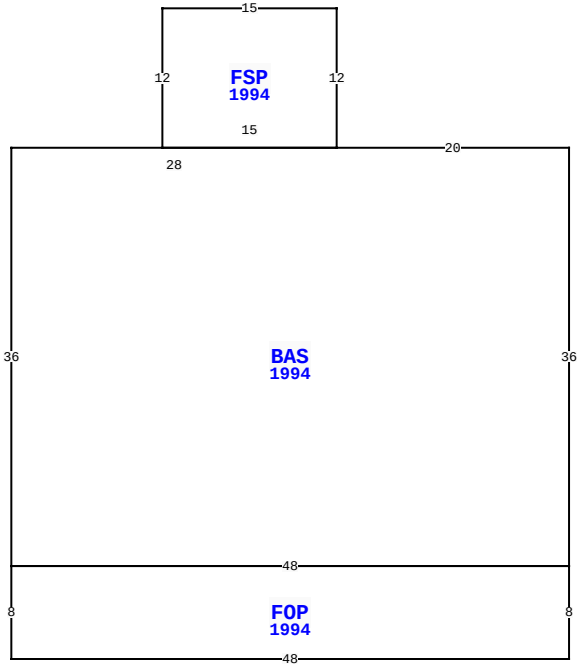
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1994	1,728	169,277
FOP	384	30	1994	115	11,266
FSP	180	40	1994	72	7,053
TOTALS	2,292			1,915	187,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	112.4697	112.47	215,380	1994	1999	0	0	0	12.90	87.10

1 SINGLE FAM – 100% - 2004 Heated Area: 1728 HX Base Yr 2004



9841 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		187,596
TOTAL MARKET OB/XF VALUE		1,444
TOTAL LAND VALUE - MARKET		268,510
TOTAL MARKET VALUE		241,176
SOH/AGL Deduction		98,934
ASSESSED VALUE		142,242
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,520
TOTAL JUST VALUE		457,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000666	REPAIR/RRF	14,640	01/24/2018
B941066	NEW CONSTR	90,680	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	12/20/2002	CN	Q	I		200,000
GRANTOR: SKINNER LARRY D & FRA						
GRANTEE: LUKE LILLY						
0633/1191	8/16/1991	WD	Q	V		20,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: SKINNER LARRY & F R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W20 FSP=[YR=1994] N12 W15 S12 E15 $ W28 S36
FOP=[YR=1994] S8 E48 N8 W48 $ E48 N36 $.

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	0825	BRICK	0	100	11	8	88.00	SF	12.50	12.50	100	1995	1995	3	90	990	
2	0752	USP	0	100	16	7	112.00	SF	15.00	15.00	100	2000	2000	3	27	454	

LAND DESCRIPTION

TOTAL OB/XF 1,444

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005501	A	TIMBER 2 P S	0	0004	OR	0.00	0.00	13.42	AC		1.00	1.00	1.00	515.00	515.00	6,911							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	225.00	225.00	225							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.42	AC		1.00	1.00	1.00	15,500.00	15,500.00	223,510							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 15.42 Total Land Value: 52,136 Market: 223,510 Agricultural: 7,136 Common: 45,000 PRINTED 07/30/2025 BY SYS