LOT 58
IN OR 1255/1384
CONSERVATION ESMT OR 729/723

JOHNSON ED
9711 CR 121
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

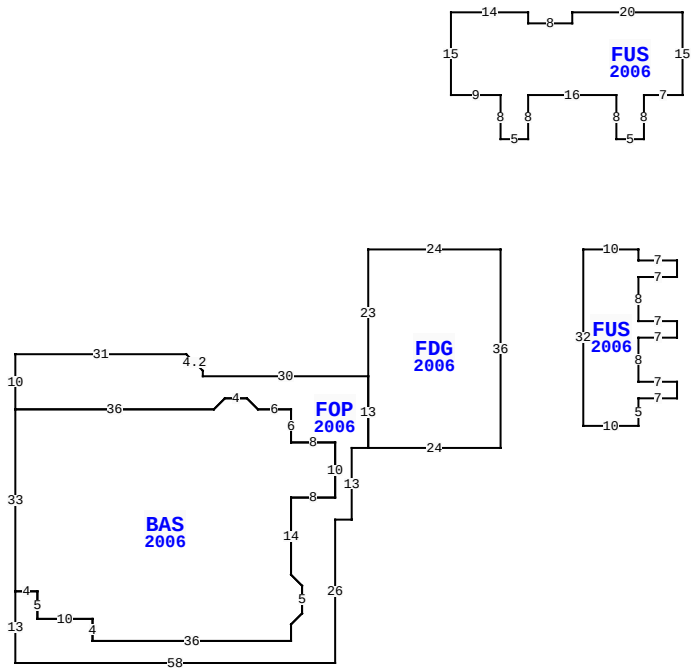
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	2006	2,130	246,059
FDG	864	60	2006	518	59,840
FOP	1,135	30	2006	340	39,277
FUS	383	100	2006	383	44,244
FUS	694	100	2006	694	80,172
TOTALS	5,206			4,065	469,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,065	95.7528	126.39	513,775	2006	2006	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2007 Heated Area: 3207 HX Base Yr 2007



9711 CR 121, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		469,590
TOTAL MARKET OB/XF VALUE		7,433
TOTAL LAND VALUE - MARKET		104,130
TOTAL MARKET VALUE		581,153
SOH/AGL Deduction		276,491
ASSESSED VALUE		304,662
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,940
TOTAL JUST VALUE		581,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16147	ELEC OTHER	4,000	11/01/2005
M10589	MECH OTHER	0	11/01/2005
C14893	CO ISSUED	258,318	09/01/2005
R08314	REPAIR/RRF	2,158	09/01/2005
B14893	NEW CONSTR	258,318	09/01/2005
P09763	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/1384	8/27/2004	WD	U	V		35,800
GRANTOR: TIBOR W F						
GRANTEE: JOHNSON ED						
0995/0555	7/02/2001	WD	Q	V		25,000
GRANTOR: HURST WESLEY A & SHAN						
GRANTEE: TIBOR W F						

BUILDING NOTES

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	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	933.00	SF	5.20	5.20	100	2009	2009	3	89	4,318	

BUILDING DIMENSIONS

FDG=[YR=2006] W24 S23 FOP=[YR=2006] W30 N1 L3 U3 W31 S10 BAS=[YR=2006] S33 E4 S5 E10 S4 E36 N3 R2 U2 N5 L2 U2 N14 E8 N10 W8 N6 W6 L2 U2 W4 D2 L2 W36$ E36 R2 U2 E4 D2 R2 E6 S6 E8 S10 W8 S14 D2 R2 S5 D2 L2 S3 W36 N4 W10 N5 W4 S13 E58 N26 E3 N13 E3 N13$ S13 E24 N36$ PTR= E15 FUS=[YR=2006] E10 S2 E7 S3 W7 S8 E7 S3 W7 S8 E7 S3 W7 S5 W10 N32$ W15$ PTR=N20 FUS=[YR=2006] N8 W9 N15 E14 S2 E8 N2 E20 S15 W7 S8 W5 N8 W16 S8 W5$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 7,433

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	0004	OR	0.00	0.00	5.34	AC		1.00	1.00	1.00	19,500.00	19,500.00	104,130							

REVIEW DATE 08/16/2019 BY TWA Total Acres: 5.34 Total Land Value: 104,130 Market: 0 Agricultural: 0 Common: 104,130 PRINTED 07/30/2025 BY SYS