ALL FRAC
PT OR 1335/1769

BRYCEVILLE LAND LLC
C/O TAX DEPARTMENT, 9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

2025

17-2S-23-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/08/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,476,000
TOTAL MARKET VALUE	220,593
SOH/AGL Deduction	0
ASSESSED VALUE	220,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,593
TOTAL JUST VALUE	1,476,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,230,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1335/1769	7/25/2005	WD	U	V	07	100
GRANTOR: BRYCEVILLE TIMBER LLC						
GRANTEE: BRYCEVILLE LAND LLC						
1333/0763	7/14/2005	WD	U	V	19	100
GRANTOR: BRYCEVILLE TIMBER LLC						
GRANTEE: BRYCEVILLE LAND LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	290.78	AC		1.00	1.00	1.00	515.00	515.00	149,752							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	60.00	AC		1.00	1.00	1.00	525.00	525.00	31,500							
3	005601	A	TIMBER 3 P S	0		OR			72.06	AC		1.00	1.00	1.00	330.00	330.00	23,780							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	69.16	AC		1.00	1.00	1.00	225.00	225.00	15,561							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	492.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,476,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 492.00 Total Land Value: 220,593 Market: 1,476,000 Agricultural: 220,593 Common: 0 PRINTED 07/30/2025 BY SYS