

MULDER KELLY & TINA
8450 HWY 301
BRYCEVILLE, FL 32009

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	03	VINYL 100								0800	02	728	124.8000	106.08	77,226	2018	2018	0	0	20	10.00	20.00	VALUATION BY																								
Roof Structure	03	GABLE/HIP 100								1 M/H 94+ - 0% - 2025														Heated Area: 728								HX Base Yr								STANDARD							
Roof Cover	03	COMP SHNGL 100								-56 13 BAS 2025 -56 13														BUILDING MARKET VALUE								135,492															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								0															
Interior Floor	08	SHT VINYL 100																						TOTAL LAND VALUE - MARKET								491,250															
Interior Ceiling	NEW	N/A 0																						TOTAL MARKET VALUE								241,521															
Air Condition	02	WINDOW 100																						SOH/AGL Deduction								4,500															
Heating Type	01	NONE 100																						ASSESSED VALUE								237,021															
Bedrooms		3 100																						TOTAL EXEMPTION VALUE								0															
Bathrooms		2 100																						BASE TAXABLE VALUE								237,021															
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE								626,742															
Stories	1.	1. 100																						NCON VALUE								135,492															
Units		0 100								INCOME VALUE																																					
										PREVIOUS YEAR MKT VALUE								442,500																													

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