PT SW1/4 OF NW1/4 & PT OF
SE1/4 OF NW1/4 OF
SEC 19-1N-23E IN OR 2662/1439

BRYAN RHONDA &/BRYAN RUSTY D & JUDITH (H&W)
3282 BATTEN ROAD
BRYCEVILLE, FL 32009

2025

19-1N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

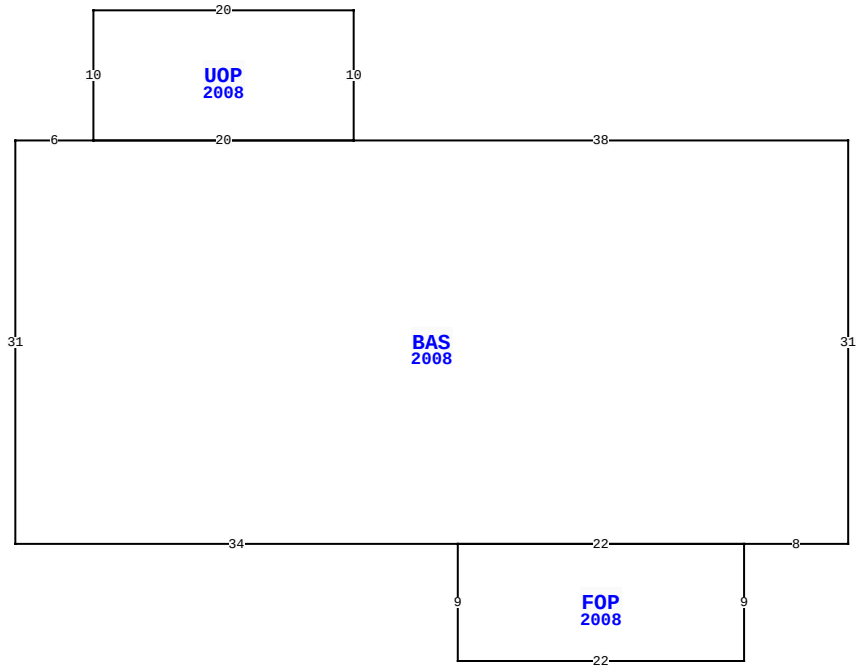
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,984	100	2008	1,984	82,836
FOP	198	30	2008	59	2,463
UOP	200	25	2008	50	2,088
TOTALS	2,382			2,093	87,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,093	122.8000	104.38	218,467	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2009 Heated Area: 1984 HX Base Yr



3282 BATTEN RD, BRYCEVILLE

BLD DATE	03/20/2009 DJ	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/22/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		87,387
TOTAL MARKET OB/XF VALUE		6,864
TOTAL LAND VALUE - MARKET		297,975
TOTAL MARKET VALUE		253,679
SOH/AGL Deduction		182,804
ASSESSED VALUE		70,875
TOTAL EXEMPTION VALUE	13	70,875
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		392,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24158	NEW CONSTR	0	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1439	8/17/2023	WD	U	I	11	100
GRANTOR: BLACK CHAD E & EVELYN						
GRANTEE: BRYAN RHONDA D &						
2626/979	3/20/2023	QC	U	I	11	100
GRANTOR: BRYAN RHONDA D						
GRANTEE: BRYAN RHONDA D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=-16,10] W38 W20 W6 S31 E34 E22 E8 N31 $
FOP=[YR=2008;ORIG=-46,41] S9 E22 N9 W22 $
UOP=[YR=2008;ORIG=-74,0] E20 S10 W20 N10 $
.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0810	CONCRETE A	1	100	0	0	288.00	SF	6.50	6.50	100	2024	2021		99	1,853	
3	0350	CARPORT WD	1	100	20	16	320.00	SF	13.00	13.00	100	2024	2019		82	3,411	

LAND DESCRIPTION

TOTAL OB/XF 6,864

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	100		OR			3.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	111,600							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.25	AC		1.00	1.00	1.00	390.00	390.00	2,828							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.25	AC		1.00	1.00	1.00	19,500.00	19,500.00	141,375							

REVIEW DATE 03/22/2024 BY DC Total Acres: 11.97 Total Land Value: 159,428 Market: 141,375 Agricultural: 2,828 Common: 156,600 PRINTED 07/30/2025 BY SYS