PT SW1/4 OF NW1/4
IN OR 2662/1443

BRYAN RHONDA D &/BLACK EVELYN & CHAD E (W&H)
3282 BATTEN ROAD
BRYCEVILLE, FL 32009

2025

19-1N-23-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

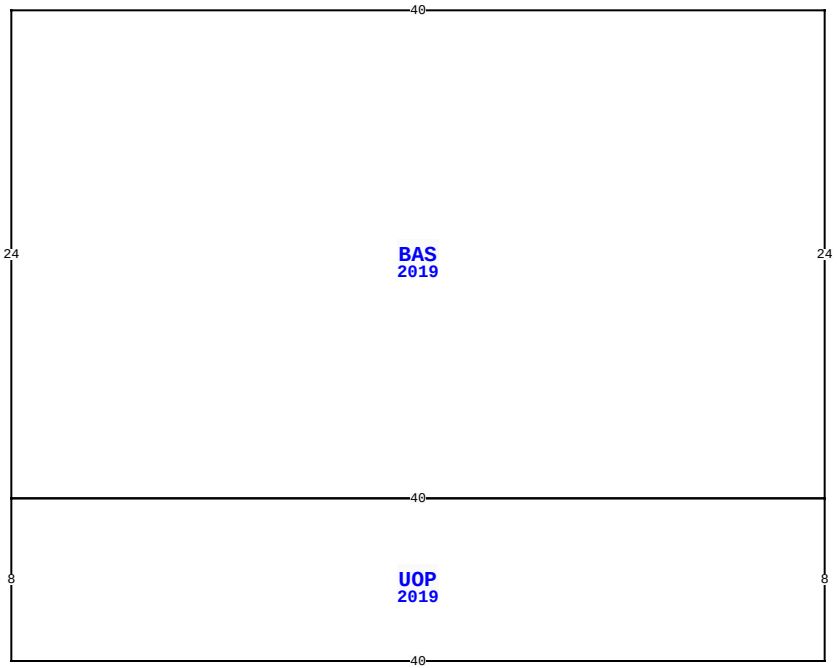
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2019	960	48,098
UOP	320	25	2019	80	4,008
TOTALS	1,280			1,040	52,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,040	122.8000	104.38	108,555	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 2009 Heated Area: 960 HX Base Yr



BLD DATE	03/20/2009 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/09/2025 MLU
AG DATE	03/22/2024 DC

3273 BATTEN RD, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	52,106
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	294,420
TOTAL MARKET VALUE	173,411
SOH/AGL Deduction	100,817
ASSESSED VALUE	72,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,594
TOTAL JUST VALUE	348,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1443	8/17/2023	WD	U	I	11	100
GRANTOR: BRYAN RHONDA D & RUST						
GRANTEE: BRYAN RHONDA D &						
2626/977	3/20/2023	QC	U	I	11	100
GRANTOR: BRYAN RHONDA D						
GRANTEE: BRYAN RHONDA D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S24 UOP=[YR=2019] S8 E40 N8 W40$ E40 N24$.

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	0681	POLE SHED	0	0	30	12	360.00	SF	10.65	10.65	100	2024	2011	3	60	2,300	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	0	0005	OR	0.00	0.00	3.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	114,000							
2	005501	A	TIMBER 2 P S	0		OR			6.29	AC		1.00	1.00	1.00	515.00	515.00	3,239							
3	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	5.35	AC		1.00	1.00	1.00	330.00	330.00	1,766							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.64	AC		1.00	1.00	1.00	15,500.00	15,500.00	180,420							

REVIEW DATE 03/22/2024 BY DC Total Acres: 15.44 Total Land Value: 119,005 Market: 180,420 Agricultural: 5,005 Common: 114,000 PRINTED 07/30/2025 BY SYS