IN OR 1284/142
PARCEL 1-2 SEC 19-1S-23 &
PARCEL 3-2 SEC 20-1S-23

HENDRIX PHILIP J
9810 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2025

19-1S-23-0000-0001-0020

BUILDING CHARACTERISTICS

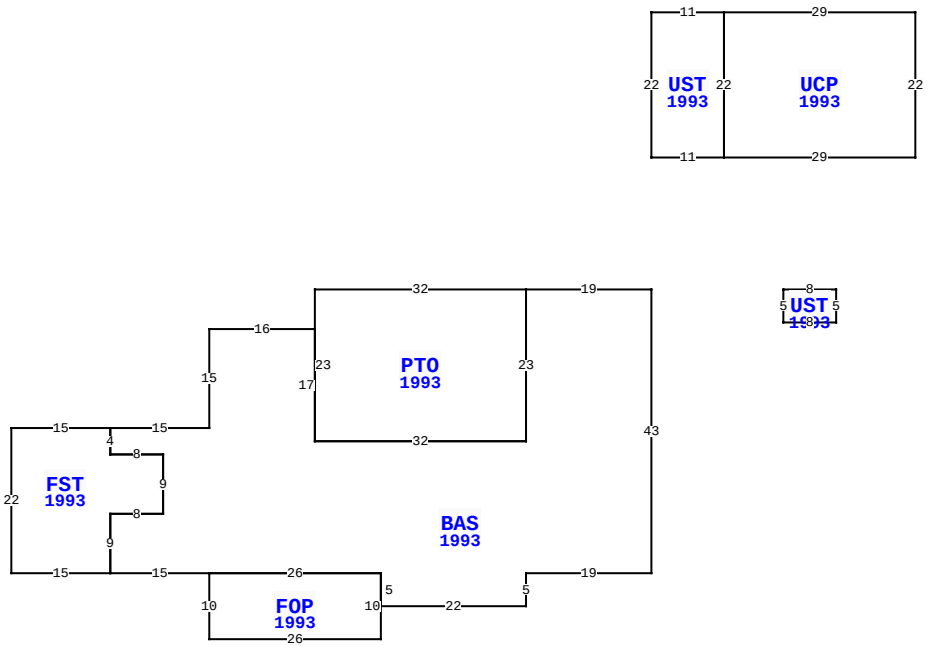
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	2,417	100	1993	2,417	215,618
FOP	260	30	1993	78	6,958
FST	402	55	1993	221	19,715
PTO	736	5	1993	37	3,301
UCP	638	20	1993	128	11,419
UST	40	45	1993	18	1,605
UST	242	45	1993	109	9,724
TOTALS	4,735			3,008	268,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,008	131.1920	131.19	394,620	1956	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2004 Heated Area: 2417 HX Base Yr 2004



9810 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		304,247
TOTAL MARKET OB/XF VALUE		14,493
TOTAL LAND VALUE - MARKET		103,350
TOTAL MARKET VALUE		422,090
SOH/AGL Deduction		183,182
ASSESSED VALUE		238,908
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,186
TOTAL JUST VALUE		422,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013305	REPAIR/RRF	17,911	08/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/0142	12/28/2004	QC	Q	I	01	68,500
GRANTOR: HENDRIX PHILIP J & BE						
GRANTEE: HENDRIX PHILIP J						
1096/1713	11/25/2002	WD	Q	I		166,000
GRANTOR: WEIDLER GERD OTTO & G						
GRANTEE: HENDRIX PHILIP J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] W32 S23 E32 N23$ S23 W32 N17 W16 S15 W15 FST=[YR=1993] W15 S22 E15 N9 E8 N9 W8 N4$ S4 E8 S9 W8 S9 E15 FOP=[YR=1993] S10 E26 N10 W26$ E26 S5 E22 N5 E19 N43$ PTR=E20 UST=[YR=1993] E8 S5 W8 N5$ W20$ PTR= N20 UST=[YR=1993] N22 E11 UCP=[YR=1993] E29 S22 W29 N22$ S22 W11$ S20$.

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	1956	1956	3	20	700	
2	0811	CONCRETE B	0	100	0	0	852.00	SF	5.20	5.20	100	1980	1980	3	30	1,329	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	2000	2000	3	20	374	
4	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	100	1,000	
5	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	1999	1999	3	75	3,494	
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2008	2008	3	31	1,116	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	
8	0510	GARAGE WD-	0	100	20	24	480.00	SF	26.25	26.25	100	2008	2008	3	48	6,048	

LAND DESCRIPTION

TOTAL OB/XF 14,493

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	5.30	AC		1.00	1.00	1.00	19,500.00	19,500.00	103,350							

REVIEW DATE 10/13/2022 BY WWX Total Acres: 5.30 Total Land Value: 103,350 Market: 0 Agricultural: 0 Common: 103,350 PRINTED 07/30/2025 BY SYS

IN OR 1284/142
PARCEL 1-2 SEC 19-1S-23 &
PARCEL 3-2 SEC 20-1S-23

HENDRIX PHILIP J
9810 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2025

19-1S-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

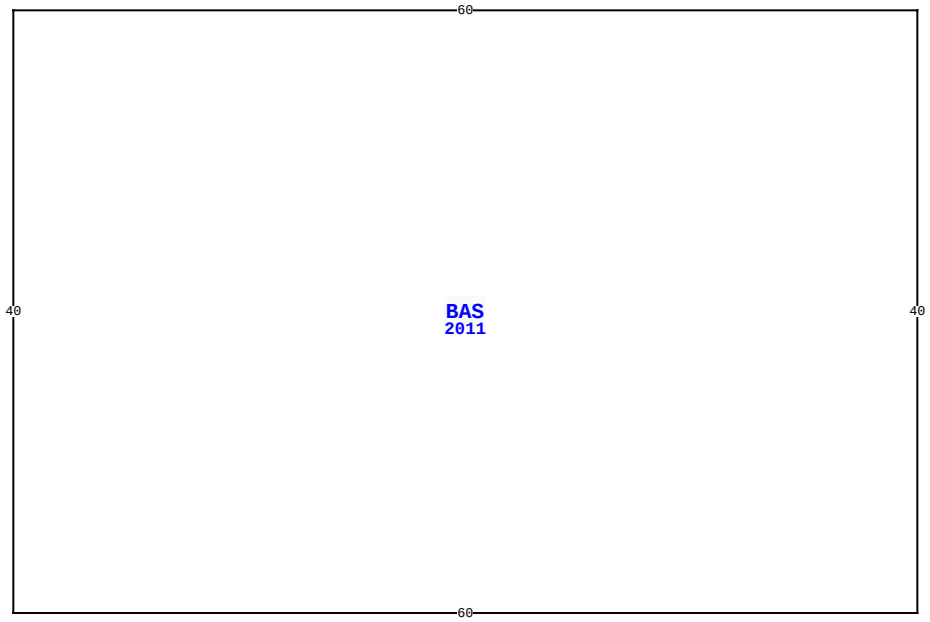
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2011	2,400	35,905
TOTALS	2,400			2,400	35,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	51.8420	19.18	46,032	2008	2008	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2004 Heated Area: 2400 HX Base Yr 2004



9810 CR 121, BRYCEVILLE

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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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INCOME VALUE		
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GRANTEE: HENDRIX PHILIP J						
1096/1713	11/25/2002	WD	Q	I		166,000
GRANTOR: WEIDLER GERD OTTO & G						
GRANTEE: HENDRIX PHILIP J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S40 E60 N40$.

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

REVIEW DATE 10/13/2022 BY WWX Total Acres: 5.30 Total Land Value: 103,350 Market: 0 Agricultural: 0 Common: 103,350 PRINTED 07/30/2025 BY SYS