PT OF NE1/4 OF NE1/4 OF
SEC 19-1S-23E IN OR 755/1954
BEING PARCEL "B"

CANADY BRUCE E
5856 CR 23C
MACCLENNY, FL 32063

2025

19-1S-23-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

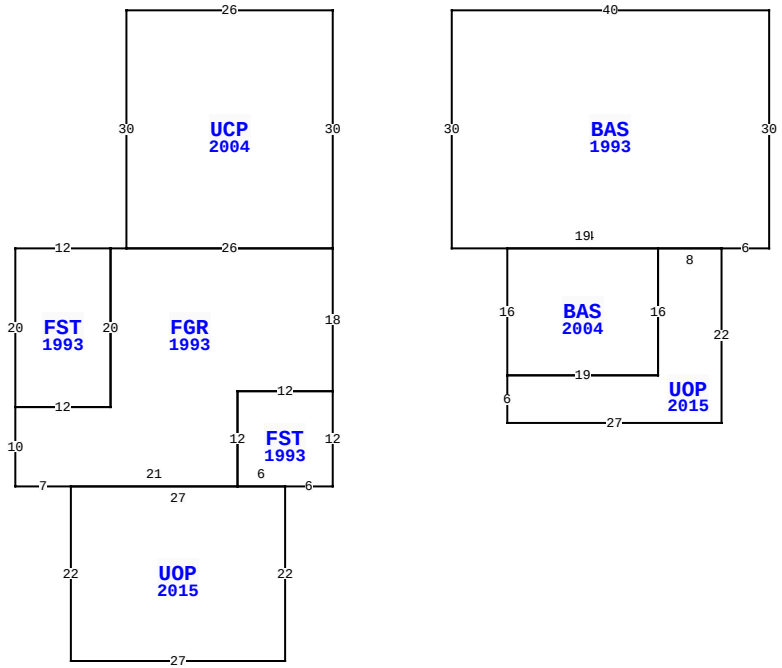
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	1,200	100	1993	1,200	114,540
BAS	304	100	2004	304	29,017
FGR	816	55	1993	449	42,857
FST	144	55	1993	79	7,541
FST	240	55	1993	132	12,599
UCP	780	20	2004	156	14,890
UOP	290	20	2015	58	5,536
UOP	594	20	2015	119	11,359
TOTALS	4,368			2,497	238,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,497	115.0000	115.00	287,155	1981	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 1504 HX Base Yr



881 GATEPOST LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	238,339
TOTAL MARKET OB/XF VALUE	9,419
TOTAL LAND VALUE - MARKET	222,940
TOTAL MARKET VALUE	297,006
SOH/AGL Deduction	28,513
ASSESSED VALUE	268,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,493
TOTAL JUST VALUE	470,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	439,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2314/1671	10/24/2019	QC	U	I	11	100
GRANTOR: CANADY TRACY						
GRANTEE: CANADY BRUCE O						
0775/1954	11/04/1996	QC	U	I	09	100
GRANTOR: COOEY RUBY D ETAL & C						
GRANTEE: CANADY BRUCE E						

BUILDING NOTES

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	40	20	800.00	SF	11.25	11.25	100	2011	2011	3	60	5,400	
2	0811	CONCRETE B	0	0	0	0	920.00	SF	5.20	5.20	100	2005	2005	3	84	4,019	

BUILDING DIMENSIONS

UCP=[YR=2004] W26 S30 FGR=[YR=1993] W2 FST=[YR=1993] W12 S20 E12 N20$ S20 W12 S10 E7UOP=[YR=2015] S22 E27 N22 FST=[YR=1993] E6 N12 W12 S12 E6$ W27$ E21 N12 E12 N18 W26$ E26 N30$ PTR= E15 BAS=[YR=1993] E40S30 W6UOP=[YR=2015] S22 W27 N6 BAS=[YR=2004] N16 E19 S16 W19$ E19 N16 E8$ W34 N30$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 9,419

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	11.48	AC		1.00	1.00	1.00	370.00	370.00	4,248							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.48	AC		1.00	1.00	1.00	15,500.00	15,500.00	177,940							

REVIEW DATE 03/10/2022 BY TWA Total Acres: 12.48 Total Land Value: 49,248 Market: 177,940 Agricultural: 4,248 Common: 45,000 PRINTED 07/30/2025 BY SYS