PT FRACL SE1/4 OF
SEC 19-1S-23E IN OR 818/511 &
ESMTS IN OR 859/332 &

KEEN DONNA B & CLIFFORD S
951 HUNT ROAD
BRYCEVILLE, FL 32009

2025

19-1S-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

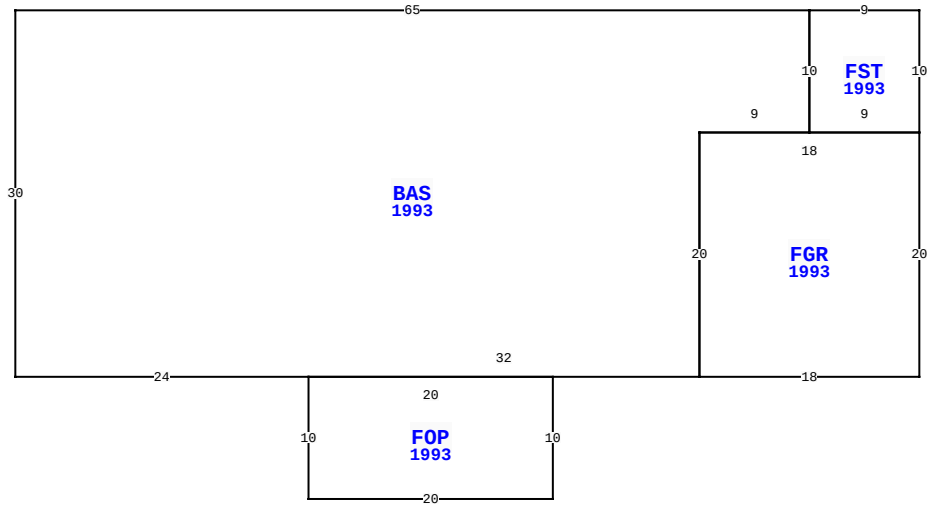
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,770	100	1993	1,770	142,949
FGR	360	55	1993	198	15,991
FOP	200	30	1993	60	4,845
FST	90	55	1993	50	4,038
TOTALS	2,420			2,078	167,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	120.5400	120.54	250,482	1978	1978	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 1998 Heated Area: 1770 HX Base Yr 1998



951 HUNT RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		167,823
TOTAL MARKET OB/XF VALUE		4,892
TOTAL LAND VALUE - MARKET		116,400
TOTAL MARKET VALUE		289,115
SOH/AGL Deduction		159,359
ASSESSED VALUE		129,756
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,034
TOTAL JUST VALUE		289,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2864	H/AC	2,000	12/30/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0818/0511	12/29/1997	WD	Q	V	01	100
GRANTOR: BULLARD FRANK M JR ET						
GRANTEE: KEEN DONNA B & CLIF						
0780/0765	12/23/1996	WD	Q	I	01	100
GRANTOR: BULLARD MARION F						
GRANTEE: BULLARD FRANK JR ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S30 E24 FOP=[YR=1993] S10 E20 N10W20$ E32
FGR=[YR=1993] E18 N20 FST=[YR=1993] N10 W9 S10E9$ W18S20$
N20 E9 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0681	POLE SHED	0	100	24	40	960.00	SF	15.00	15.00	100	1980	1980	3	20	2,880	
3	0810	CONCRETE A	0	100	12	28	336.00	SF	6.50	6.50	100	1978	1978	3	28	612	

LAND DESCRIPTION

TOTAL OB/XF 4,892

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	0007	OR	0.00	0.00	3.88	AC		1.00	1.00	1.00	30,000.00	30,000.00	116,400							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.88 Total Land Value: 116,400 Market: 0 Agricultural: 0 Common: 116,400 PRINTED 07/30/2025 BY SYS