PT GOVT LOT 3 OF SEC 19-1S-23E
IN OR 2664/1717

MOORE BARBARA JANE/MOORE CHARLES RAY
631 PEACELILY LANE
BRYCEVILLE, FL 32009

2025

19-1S-23-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

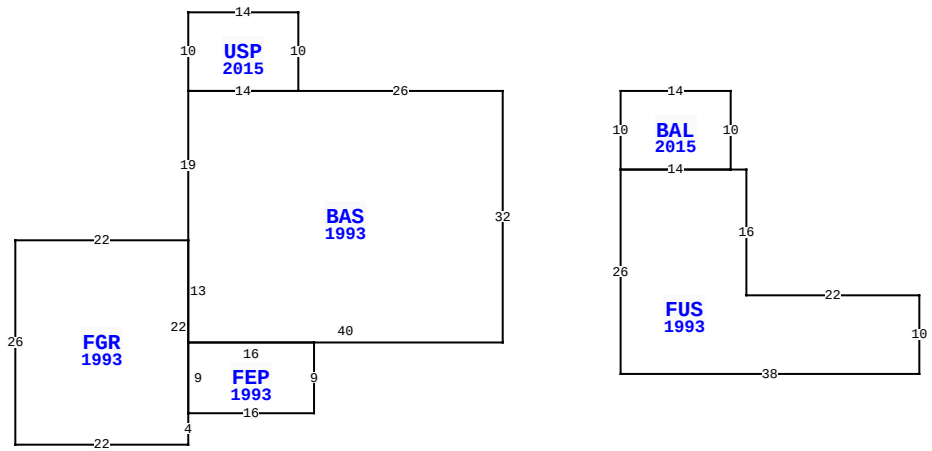
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAL	140	15	2015	21	2,005
BAS	1,280	100	1993	1,280	122,229
FEP	144	80	1993	115	10,981
FGR	572	55	1993	315	30,079
FUS	636	100	1993	636	60,732
USP	140	30	2015	42	4,011
TOTALS	2,912			2,409	230,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,409	109.7600	109.76	264,412	1993	1998	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1916 HX Base Yr 2024



631 PEACE LILY LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,559
TOTAL MARKET OB/XF VALUE		3,821
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		314,730
SOH/AGL Deduction		127,106
ASSESSED VALUE		187,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,902
TOTAL JUST VALUE		314,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011506	GARAGE	54,396	07/27/2022
21011140	METAL ROOF	9,500	08/20/2021
93352	NEW CONSTR	105,700	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/1717	8/31/2023	PR	U	I	19	100
GRANTOR: BARBARA J MOORE AS PR						
GRANTEE: MOORE BARBARA JANE						
0681/0179	5/18/1993	WD	Q	V	01	100
GRANTOR: MEEKS SALLIE W						
GRANTEE: JOHNSON SARA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=2015] N10 W14 S10 E14$ W14 S19
FGR=[YR=1993] W22 S26 E22 N4 FEP=[YR=1993] E16 N9 W16 S9$
N22$ S13 E40 N32$ PTR= E15 BAL=[YR=2015] E14 S10
FUS=[YR=1993] E2 S16 E22 S10 W38 N26 E14$ W14 N10$ W15$.

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	1993	1993	3	72	2,520	
2	1242	WD DECK A	0	100	7	5	35.00	SF	10.00	10.00	100	2015	2015	3	65	228	
3	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	100	2015	2015	3	65	910	
4	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	2015	2015	3	65	163	

LAND DESCRIPTION

TOTAL OB/XF 3,821

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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 10/13/2022 BY WW Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS

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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	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

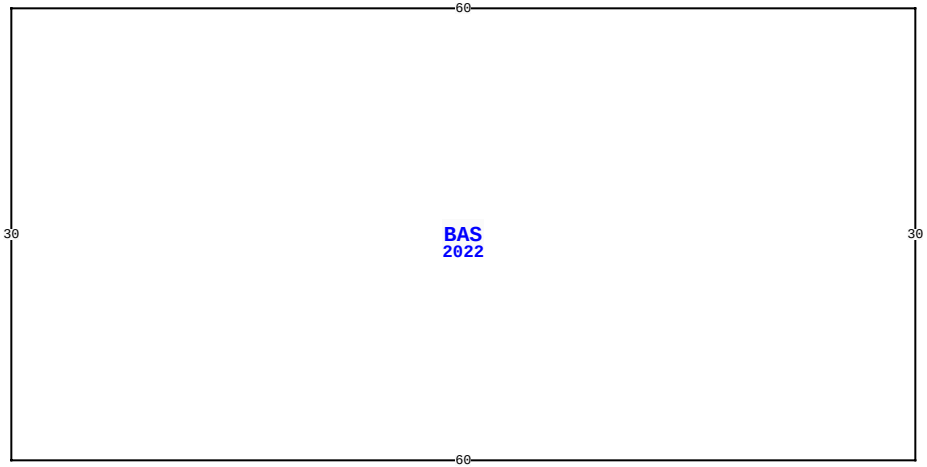
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2022	1,800	34,521
TOTALS	1,800			1,800	34,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	52.9000	19.57	35,226	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2024 Heated Area: 1800 HX Base Yr 2024



631 PEACE LILY LN, BRYCEVILLE

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NASSAU COUNTY PROPERTY

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0681/0179	5/18/1993	WD	Q	V	01	100
GRANTOR: MEEKS SALLIE W						
GRANTEE: JOHNSON SARA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S30 E60 N30$.

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 WW Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS