

LOT 2
PT OR 977/1366
R434255 & R434256

WYLIE NANCY J
955 NICHOLS LANE
BRYCEVILLE, FL 32009

2025

19-1S-23-1460-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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	03	MASONRY 100
Stories	1.	1. 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
BAS	1,848	100	1993	1,848	118,913
FOP	81	30	1993	24	1,544
FSP	168	40	1993	67	4,311
TOTALS	2,097			1,939	124,769

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	100	0	0	642.00	SF	15.00	15.00	
2	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	
5	0530	STBL WD	0	100	40	40	1,600.00	SF	30.00	30.00	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0005	OR	0.00	0.00	4.97	AC	

REVIEW DATE 01/14/2021 BY WWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,939	96.0400	96.04	186,222	1964	1964	0	0	0 33.00	67.00
1 SINGLE FAM - 100% - 2002 Heated Area: 1848 HX Base Yr 2002											

955 NICHOLS LN, BRYCEVILLE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		124,769	
TOTAL MARKET OB/XF VALUE		23,227	
TOTAL LAND VALUE - MARKET		149,100	
TOTAL MARKET VALUE		297,096	
SOH/AGL Deduction		149,177	
ASSESSED VALUE		147,919	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		97,197	
TOTAL JUST VALUE		297,096	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,927	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018480	CHNGE SRVC	0	08/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0977/1366	3/26/2001	WD	Q	I	
GRANTOR: WEBSTER KENNETH W & A					SALE PRICE
GRANTEE: WYLIE NANCY J					
0662/1198	7/06/1992	WD	U	I	09
GRANTOR: NICHOLS RONALD & D V					125,000
GRANTEE: WEBSTER KEN & AUDRE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 FSP=[YR=1993] N12 W14 S12 E14\$ W64 S28 E23 FOP=[YR=1993] S3 E27 N3 W27\$E43 N28\$.											

TOTAL OB/XF											
23,227											

Market: 0 Agricultural: 0 Common: 149,100

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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