PT SW1/4 SEC 19-1S-24E
IN OR 2800/1269
ESMT IN OR 847/1900

JOHNSON KEN & ROBIN
6391 CR 119
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0004-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

6397 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	85,978
TOTAL MARKET VALUE	99,178
SOH/AGL Deduction	3,593
ASSESSED VALUE	95,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,585
TOTAL JUST VALUE	99,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2800/1269	7/11/2025	WD	Q	I	01	125,000
GRANTOR: ADERHOLD MARTIN P & E						
GRANTEE: JOHNSON KEN & ROBIN						
2671/1648	9/28/2023	WD	Q	I	01	113,500
GRANTOR: JORDAN PAUL ALLEN & S						
GRANTEE: ADERHOLD MARTIN P &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0940	SHEDS/PORT	0	0	0	0	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1979		100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1979		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0	0007	OR	0.00	0.00	2.89	AC		1.00	1.00	0.85	35,000.00	29,750.00	85,978							

REVIEW DATE 03/12/2024 BY WWA Total Acres: 2.89 Total Land Value: 85,978 Market: 0 Agricultural: 0 Common: 85,978 PRINTED 07/30/2025 BY SYS