

**WEST NASSAU KENNEL LLC/
8356 US HWY 301
BRYCEVILLE, FL 32009**

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										6				
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		12	CEDAR 100		1701	04	682	75.3543	105.87	72,203	1984	1984	0	0	10	59.00	31.00	VALUATION BY					STANDARD											
Roof Structur		04	WOOD TRUSS 100		2 OFFICE - 0% - 0										Heated Area: 624					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		12	MODULAR MT 100		24 12 12 24 26 26 24										BUILDING MARKET VALUE					115,886														
Interior Wall		04	PLYWOOD 100												TOTAL MARKET OB/XF VALUE					43,307														
Interior Floo		14	CARPET 80												TOTAL LAND VALUE - MARKET					188,179														
Interior Floo		08	SHT VINYL 20												TOTAL MARKET VALUE					347,372														
Ceiling		02	F.NOT SUS 100												SOH/AGL Deduction					0														
Air Condition		02	WINDOW 100												ASSESSED VALUE					347,372														
Heating Type		03	FORCED AIR 100												TOTAL EXEMPTION VALUE					0														
Fixtures		4	100												BASE TAXABLE VALUE					347,372														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					347,372														
Story Height			8 100												NCON VALUE					0														
RMS			1 100		INCOME VALUE																													
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE					365,424																								
Units			0 100																															
BUD8 Adjustme		06	DIST 1D 100																															
Occupancy		00	OWNER OCC 100																															
Quality		02	Quality Level 02																															
DOR CODE		1700	OFFICE BUILDINGS																															
MAP NUM			MKT AREA				09																											
NEIGHBORHOOD/LOC		8002.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	624	100	1993	624	20,480																													
UOP	288	20	2006	58	1,903																													
TOTALS		912		682	22,383	8356 US HWY 301, BRYCEVILLE										BLD DATE	01/07/2014		TW	LGL DATE														
EXTRA FEATURES																XF DATE				LAND DATE														
																INC DATE				AG DATE														
L N	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	0812	CONCRETE C	0	0	0	1,170.00	SF	4.00	4.00	100	1997	1997	3	72	3,370																			
2	0803	ASPHALT C	0	0	0	6,930.00	SF	2.00	2.00	100	2010	2010	3	64	8,870																			
3	0424	CL FNC 6'	0	0	0	1,419.00	LF	23.00	23.00	100	1997	1997	3	39	12,728																			
4	0467	FNC GT 25'	0	0	0	1.00	UT	875.00	875.00	100	1997	1997	3	39	341																			
5	0465	FNC GT 15'	0	0	0	2.00	UT	562.50	562.50	100	1997	1997	3	39	439																			
6	0402	CONC BUMPE	0	0	0	13.00	UT	25.00	25.00	100	2005	2005	3	88	286																			
7	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695																			
8	0811	CONCRETE B	0	0	0	770.00	SF	5.20	5.20	100	2003	2003	3	82	3,283																			
9	0803	ASPHALT C	0	0	0	1,790.00	SF	2.00	2.00	100	2003	2003	3	50	1,790																			
10	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	2003	2003	3	20	80																			
LAND DESCRIPTION					TOTAL OB/XF										33,882																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	001700	C	1STORY OFF	0	0004	CI	0.00	0.00	83,635.00	SF		1.00	1.00	1.00	2.25	2.25	188,179																	
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