IN OR 260 PG 493

SUN FIRST NATIONAL BANK OF MELBOURNE
C/O G W BRYCE JR, 5640 WILSON BLVD
JACKSONVILLE, FL 32210

2025

19-1S-24-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8002.00		

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

SR 119, BRYCEVILLE

BLD DATE	10/03/2019	KK	LGL DATE	10/03/2019 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,796
TOTAL LAND VALUE - MARKET	15,048
TOTAL MARKET VALUE	20,844
SOH/AGL Deduction	0
ASSESSED VALUE	20,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,844
TOTAL JUST VALUE	20,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0214/0627	1/01/1976	WD	Q	I		12,000

GRANTOR:

GRANTEE:

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	1123	CB 8"	0	0	204	6	1,224.00	SF	6.15	6.15	100	2000	2000	3	77	5,796	

TOTAL OB/XF 5,796

LAND DESCRIPTION

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	001001	C	V CM/XFOBT	0	0004	OR	100.00	199.00	0.44	AC		1.00	1.00	2.28	15,000.00	34,200.00	15,048							

REVIEW DATE 10/03/2019 BY KK Total Acres: 0.44 Total Land Value: 15,048 Market: 0 Agricultural: 0 Common: 15,048 PRINTED 07/30/2025 BY SYS