GOVT LOT 2 & PT GOVT LOT 6
IN OR 607/520
(EX OR 2415/980 & OR 2755/1670)

HARPER HEATHER T
3300 HARPER RIDGE LANE
BRYCEVILLE, FL 32009

2025

20-1N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

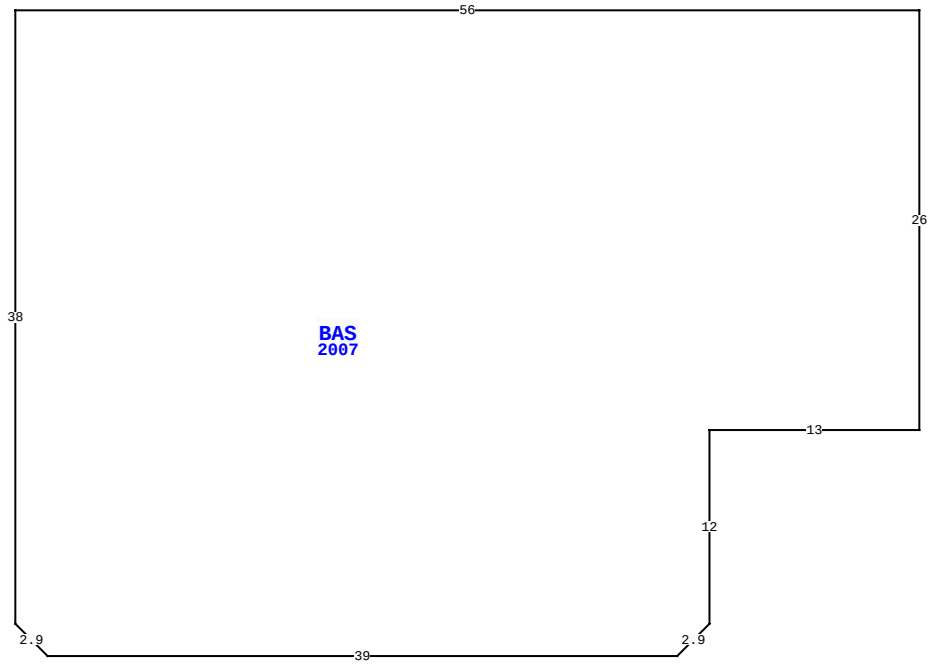
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	2,054	100	2007	2,054	106,406
TOTALS	2,054			2,054	106,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,054	152.3600	129.51	266,014	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 0 Heated Area: 2054 HX Base Yr 1982



3300 HARPER RIDGE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,406
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		420,695
TOTAL MARKET VALUE		164,151
SOH/AGL Deduction		87,364
ASSESSED VALUE		76,787
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,065
TOTAL JUST VALUE		529,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018017	REMODEL	0	04/01/2001
MH98	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0607/0520	9/13/1990	WD	Q	I	06	26,400
GRANTOR: HIGGINBOTHAM LANNIE						
GRANTEE: HARPER HEATHER T						
0574/1297	7/21/1989	QC	U	I	10	100
GRANTOR: BELL LOUISE B						
GRANTEE: HARPER HEATHER T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W56 S38 D2 R2 E39 R2 U2 N12 E13 N26$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	18.91	AC		1.00	1.00	1.00	390.00	390.00	7,375							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	500.00	500.00	2,000							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.91	AC		1.00	1.00	1.00	14,500.00	14,500.00	375,695							

REVIEW DATE 02/06/2025 BY WWA Total Acres: 26.91 Total Land Value: 54,945 Market: 375,695 Agricultural: 9,945 Common: 45,000 PRINTED 07/30/2025 BY SYS