PT OF W1/2 OF NW1/4 OF NW1/4
OF SEC 20-1S-23E & PT OF NE1/4
OF NE1/4 & PT OF GOVT LOT 1 OF

CANADY BRUCE O
9876 CR 121
BRYCEVILLE, FL 32009

2025

20-1S-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

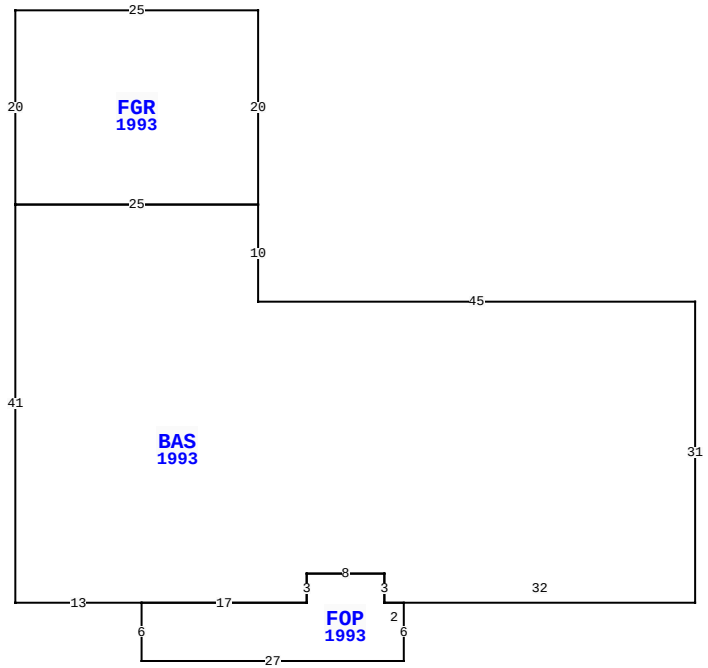
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100	1993	2,396	173,038
FGR	500	55	1993	275	19,860
FOP	186	30	1993	56	4,044
TOTALS	3,082			2,727	196,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,727	107.7120	107.71	293,725	1975	1975	0	0	0	32.95	67.05

1 SINGLE FAM – 100% - 2020 Heated Area: 2396 HX Base Yr 2019



9876 CR 121, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		196,943
TOTAL MARKET OB/XF VALUE		39,720
TOTAL LAND VALUE - MARKET		387,432
TOTAL MARKET VALUE		317,113
SOH/AGL Deduction		67,693
ASSESSED VALUE		249,420
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,698
TOTAL JUST VALUE		624,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/1671	10/24/2019	QC	U	I	11	100
GRANTOR: CANADY TRACY						
GRANTEE: CANADY BRUCE O						
2068/0744	8/11/2016	QC	U	I	11	100
GRANTOR: THOMAS VICKIE						
GRANTEE: CANADY BRUCE O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 N10 FGR=[YR=1993] N20 W25 S20 E25 $ W25 S41 E13 FOP=[YR=1993] S6 E27 N6 W2 N3 W8 S3 W17 $ E17 N3 E8 S3 E32 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190	
2	0812	CONCRETE C	0	100	0	0	2,953.00	SF	4.00	4.00	100	1980	1980	3	30	3,544	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1972	1972	3	20	1,440	
5	0861	POOL GUNIT	0	100	0	0	800.00	SF	85.00	85.00	100	1983	1983	3	20	13,600	
6	0845	KOOL DECK	0	100	6	140	840.00	SF	7.25	7.25	100	1983	1983	3	38	2,314	
7	0681	POLE SHED	0	100	33	40	1,320.00	SF	15.00	15.00	100	1970	1970	3	20	3,960	
8	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
9	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
10	0680	POLE SHED	0	100	20	12	240.00	SF	10.00	10.00	100	1972	1972	3	20	480	

TOTAL OB/XF 38,568

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	13.95	AC		1.00	1.00	1.00	190.00	190.00	2,650							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	390.00	390.00	7,800							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.95	AC		1.00	1.00	1.10	8,500.00	9,350.00	317,432							

REVIEW DATE 03/09/2020 BY TWA Total Acres: 35.95 Total Land Value: 80,450 Market: 317,432 Agricultural: 10,450 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF W1/2 OF NW1/4 OF NW1/4
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OF NE1/4 & PT OF GOVT LOT 1 OF

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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DOR CODE	5000	IMPROVED AG	
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NEIGHBORHOOD/LOC	9001.00		

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TOTALS					

MARKET ADJUSTMENTS

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

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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
11	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1972	1972	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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

REVIEW DATE 03/09/2020 BY TWA Total Acres: 35.95 Total Land Value: 80,450 Market: 317,432 Agricultural: 10,450 Common: 70,000 PRINTED 07/30/2025 BY SYS