PT OF NW1/4 OF SW1/4
IN OR 878/1954

KING JOSEPH T & EVA J
9275 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2025

20-1S-23-0000-0007-0050

BUILDING CHARACTERISTICS

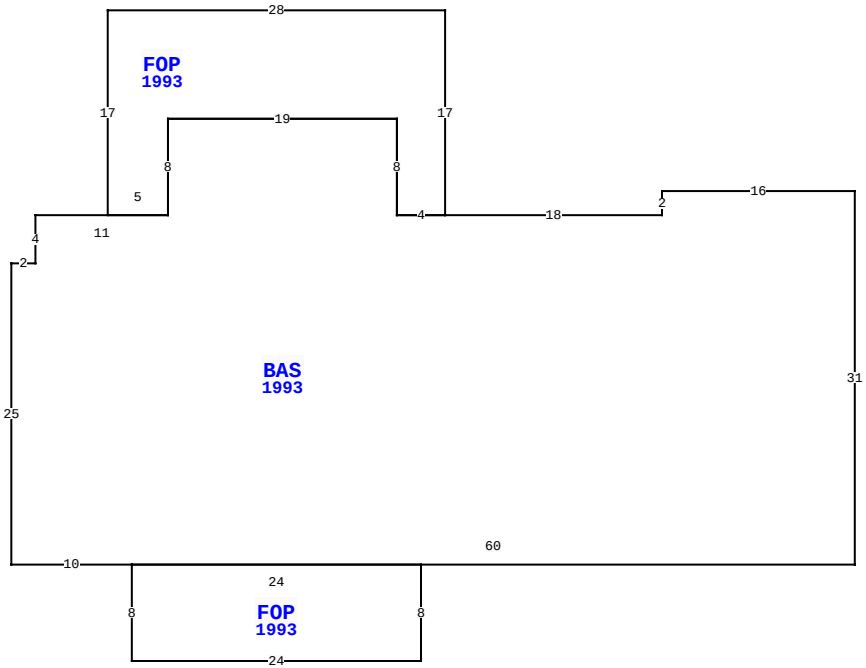
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	2,206	100	1993	2,206	226,119
FOP	192	30	1993	58	5,945
FOP	324	30	1993	97	9,942
TOTALS	2,722			2,361	242,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,361	120.5890	120.59	284,713	1993	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 2206 HX Base Yr 2000



9275 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,006
TOTAL MARKET OB/XF VALUE		6,340
TOTAL LAND VALUE - MARKET		100,500
TOTAL MARKET VALUE		348,846
SOH/AGL Deduction		194,422
ASSESSED VALUE		154,424
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,702
TOTAL JUST VALUE		348,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8706	NEW CONSTR	100,750	02/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0878/1954	4/15/1999	WD	Q	I		131,000
GRANTOR: KIRKLAND BRYON G & PA						
GRANTEE: KING JOSEPH & EVA J						
0674/0165	1/25/1993	QC	Q	I	01	100
GRANTOR: KIRKLAND PAMELA G						
GRANTEE: KIRKLAND BRYON & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S2 W18 FOP=[YR=1993] N17 W28 S17E5 N8 E19 S8 E4$ W4 N8 W19 S8 W11 S4 W2 S25 E10 FOP=[YR=1993] S8 E24 N8 W24$ E60 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	1993	1993	3	72	2,520	
2	0820	WOOD WALK	0	100	0	0	200.00	SF	11.75	11.75	100	1995	1995	3	40	940	
3	0681	POLE SHED	0	100	32	24	768.00	SF	15.00	15.00	100	1998	1998	3	25	2,880	

LAND DESCRIPTION

TOTAL OB/XF 6,340

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	100	0004	OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	30,000.00	30,000.00	100,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.35 Total Land Value: 100,500 Market: 0 Agricultural: 0 Common: 100,500 PRINTED 07/30/2025 BY SYS