IN OR 2564/1722
(EX PT IN OR 1184/605)

KELLY SIODA O/STORMER KIMBERLY A & JAMES
9195 CR 121
BRYCEVILLE, FL 32009

2025

20-1S-23-0000-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

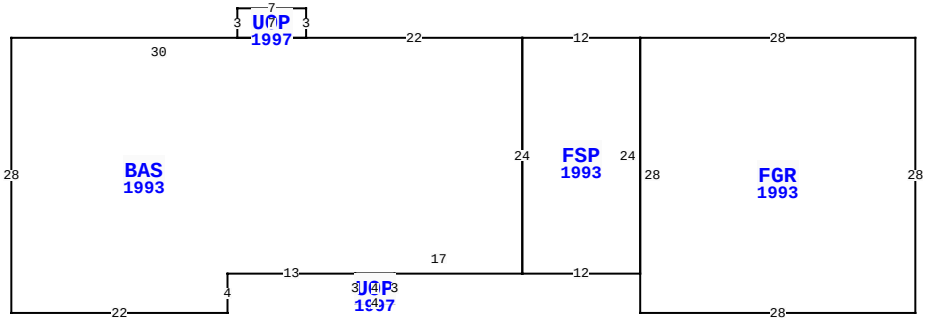
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1993	1,336	107,014
FGR	784	55	1993	431	34,523
FSP	288	40	1993	115	9,212
UOP	12	20	1997	2	160
UOP	21	20	1997	4	320
TOTALS	2,441			1,888	151,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	108.9760	108.98	205,754	1977	1977	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 0 Heated Area: 1336 HX Base Yr 1977



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

9195 CR 121, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,229
TOTAL MARKET OB/XF VALUE		9,189
TOTAL LAND VALUE - MARKET		76,950
TOTAL MARKET VALUE		237,368
SOH/AGL Deduction		116,752
ASSESSED VALUE		120,616
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		64,894
TOTAL JUST VALUE		237,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003272	REPAIR/RRF	15,000	03/13/2023
#B029568	GARAGE	39,600	04/01/2002
MH971670	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1722	5/20/2022	WD	U	I	11	100
GRANTOR: KELLY SIODA O						
GRANTEE: KELLY SIODA O & KIM						
2559/1541	4/28/2022	WD	P	I	98	100
GRANTOR: KELLY SIODA O						
GRANTEE: KELLY SIODA O & KIM						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W28 FSP=[YR=1993] W12 BAS=[YR=1993] W22
UOP=[YR=1997] N3 W7 S3 E7$ W30 S28 E22 N4 E13 UOP=[YR=1997]
S3 E4 N3 W4$ E17 N24$ S24 E12 N24$ S28 E28 N28$.

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	1977	1977	3	38	1,330	
2	0510	GARAGE WD-	0	100	35	24	840.00	SF	29.75	29.75	100	2002	2002	3	29	7,247	
3	0351	CARPORT MT	0	100	24	15	360.00	SF	8.50	8.50	100	2002	2002	3	20	612	

LAND DESCRIPTION

TOTAL OB/XF 9,189

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	1.71	AC		1.00	1.00	1.00	45,000.00	45,000.00	76,950							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.71 Total Land Value: 76,950 Market: 0 Agricultural: 0 Common: 76,950 PRINTED 07/30/2025 BY SYS