N1/2 OF NE1/4
IN OR 2793/1610
EX PT DB 210/364

CROW CALEB MICAH & MELISSA LYNNE
2501 RED FOX LN
BRYCEVILLE, FL 32234

2025

21-2S-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

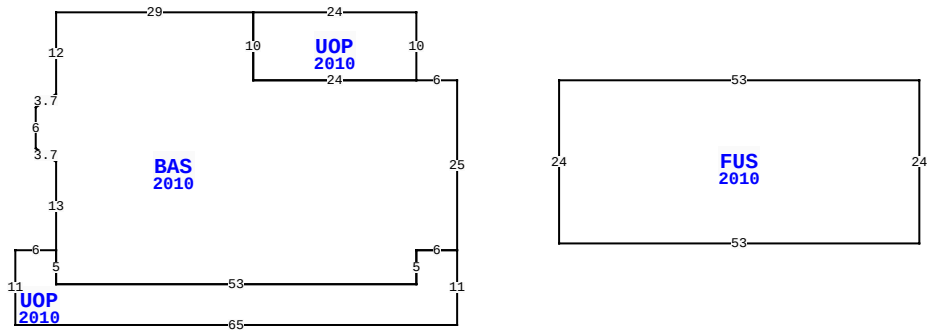
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5901	HARDWOOD SI 70-79
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	2010	2,054	257,019
FUS	1,272	100	2010	1,272	159,167
UOP	240	20	2010	48	6,006
UOP	450	20	2010	90	11,262
TOTALS	4,016			3,464	433,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,464	101.3840	133.83	463,587	2010	2010	0	0	0	6.50	93.50

3 SNGL FAM – 0% - 0 Heated Area: 3326 HX Base Yr



2501 RED FOX LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	04/07/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	433,454
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	525,450
TOTAL MARKET VALUE	577,116
SOH/AGL Deduction	5,525
ASSESSED VALUE	571,591
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	571,591
TOTAL JUST VALUE	970,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	987,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C11729	CO ISSUED	0	02/04/2010
E17974	ELEC OTHER	0	08/01/2006
M10543	MECH OTHER	0	10/01/2005
B0311729	NEW CONSTR	238,242	09/01/2003
W030135	NEW CONSTR	0	08/01/2003
MH971860	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1610	6/06/2025	WD	Q	I	01	705,000
GRANTOR: CANNON LESLIE						
GRANTEE: CROW CALEB MICAH &						
2778/1080	3/31/2025	LE	U	I	11	100
GRANTOR: RANDLES ALISA						
GRANTEE: MANN APRIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W6 UOP=[YR=2010] N10 W24 S10 E24$ W24 N10 W29 S12 D2 L3 S6 D2 R3 S13 UOP=[YR=2010] W6 S11 E65 N11 W6 S5 W53 N5$ S5 E53 N5 E6 N25$ PTR=E15 FUS=[YR=2010] E53 S24 W53 N24$ W15$.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1988		100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1990		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	0004	OR	0.00	0.00	6.20	AC		1.00	1.00	1.00	19,500.00	19,500.00	120,900							
2	005901	A	HARDWOOD SI	0		OR			12.00	AC		1.00	1.00	1.00	225.00	225.00	2,700							
3	005501	A	TIMBER 2 P S	0		OR			11.00	AC		1.00	1.00	1.00	515.00	515.00	5,665							
4	005500	A	TIMBER 2 N S	0		OR			3.60	AC		1.00	1.00	1.00	525.00	525.00	1,890							
5	005600	A	TIMBER 3 N S	0		OR			1.30	AC		1.00	1.00	1.00	390.00	390.00	507							
6	009910	M	MARKET VALUE	0		OR			27.90	AC		1.00	1.00	1.00	14,500.00	14,500.00	404,550							

REVIEW DATE 03/28/2025 BY WWA Total Acres: 34.10 Total Land Value: 131,662 Market: 404,550 Agricultural: 10,762 Common: 120,900 PRINTED 07/30/2025 BY SYS