PT SW1/4 OF SW1/4 OF
SEC 21-2S-23E IN OR 2305/1116
BEING PARCELS 1 & 2

BENTLEY COURTNEY J
18941 W US HWY 90
BRYCEVILLE, FL 32009

2025

21-2S-23-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

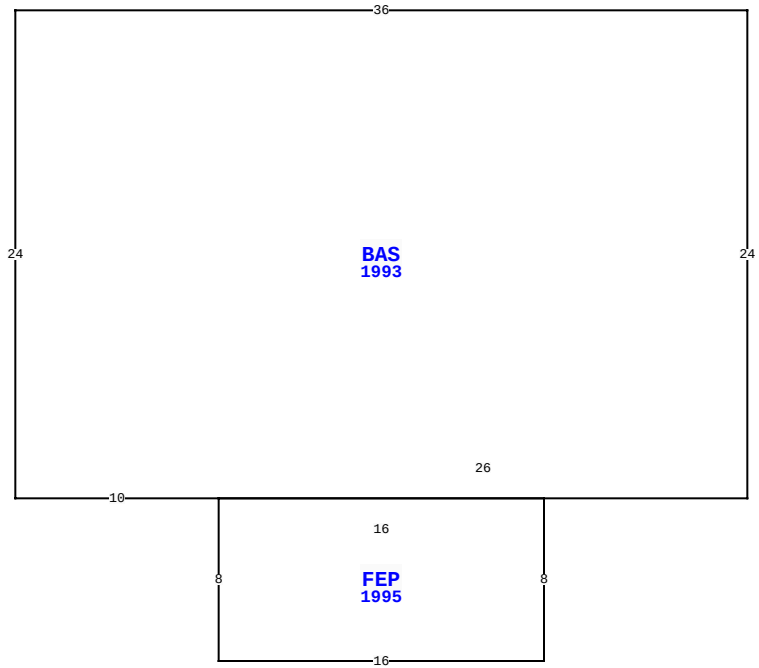
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	864	100	1993	864	115,250
FEP	128	80	1995	102	13,606
TOTALS	992			966	128,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	966	149.0400	149.04	143,973	1943	2010	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2023 Heated Area: 864 HX Base Yr 2023



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

18941 W US HWY 90, BRYCEVILLE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		134,753
TOTAL MARKET OB/XF VALUE		4,234
TOTAL LAND VALUE - MARKET		234,000
TOTAL MARKET VALUE		372,987
SOH/AGL Deduction		732
ASSESSED VALUE		372,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		321,533
TOTAL JUST VALUE		372,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0907	11/29/2022	WD	Q	I	01	360,000
GRANTOR: MOORE JULIA D						
GRANTEE: BENTLEY COURTNEY J						
2305/1116	8/30/2019	WD	U	I	11	100
GRANTOR: BRYANT RETHA V REVOCA						
GRANTEE: MOORE JULIA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S24 E10 FEP=[YR=1995] S8 E16 N8W16$ E26 N24$.

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	0940	SHEDS/PORT	0	100	0	0	216.00	SF	30.00	30.00	100	1980	1980	3	20	1,296	
2	0752	USP	0	100	12	6	72.00	SF	15.00	15.00	100	1984	1984	3	20	216	
3	0812	CONCRETE C	0	100	0	0	1,660.00	SF	4.00	4.00	100	1984	1984	3	41	2,722	

LAND DESCRIPTION

TOTAL OB/XF 4,234

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	6.00	AC		1.00	1.00	2.00	19,500.00	39,000.00	234,000							

REVIEW DATE 03/10/2020 BY TWA Total Acres: 6.00 Total Land Value: 234,000 Market: 0 Agricultural: 0 Common: 234,000 PRINTED 07/30/2025 BY SYS

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SEC 21-2S-23E IN OR 2305/1116
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BRYCEVILLE, FL 32009

2025

21-2S-23-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

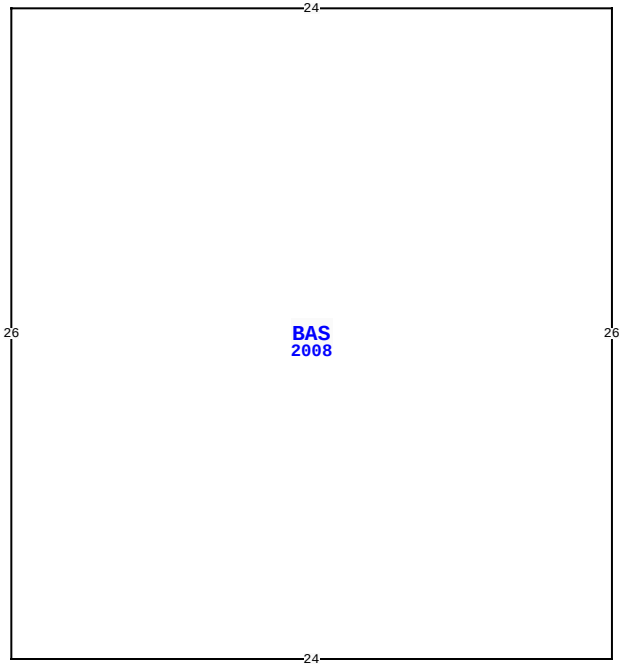
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2008	624	5,897
TOTALS	624			624	5,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	47.3000	17.50	10,920	1998	1998	0	0	0	46.00	54.00

2 GARAGE RES – 100% - 2023 Heated Area: 624 HX Base Yr 2023



18941 W US HWY 90, BRYCEVILLE

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

EXTRA FEATURES

L N	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

VALUATION SUMMARY

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GRANTEE: BENTLEY COURTNEY J						
2305/1116	8/30/2019	WD	U	I	11	100
GRANTOR: BRYANT RETHA V REVOCA						
GRANTEE: MOORE JULIA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 S26 E24 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/10/2020 BY TWA Total Acres: 6.00 Total Land Value: 234,000 Market: 0 Agricultural: 0 Common: 234,000 PRINTED 07/30/2025 BY SYS