PT SE1/4 OF NE1/4 OF
SEC 22-1S-23E IN OR 1611/947
(EX UTIL ESMT IN OR 852/1656 &

STOKESVILLE FLORIDA LAND LLC
3998 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2025

22-1S-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 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
TOTALS					

MARKET ADJUSTMENTS

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

CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	232,500
TOTAL MARKET VALUE	5,150
SOH/AGL Deduction	0
ASSESSED VALUE	5,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,150
TOTAL JUST VALUE	232,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1611/0947	2/09/2009	QC	U	V	11	100
GRANTOR: STOKES HAROLD F & KAY						
GRANTEE: STOKESVILLE FLORIDA						
0912/1939	12/28/1999	WD	Q	V	01	100
GRANTOR: MEREDITH TROY & KATHY						
GRANTEE: STOKE SHAROLD F & K						

BUILDING NOTES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	390.00	390.00	2,730							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	232,500							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 15.00 Total Land Value: 5,150 Market: 232,500 Agricultural: 5,150 Common: 0 PRINTED 07/30/2025 BY SYS