

PT SE1/4 OF NE1/4 &
PT E1/2 OF SE1/4 SOUTH & EAST
OF CR 121 AKA RIVER RD

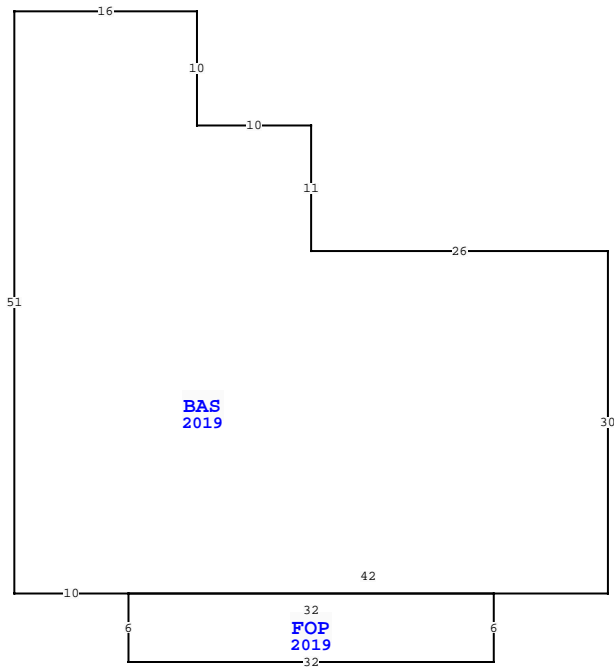
PEEBLES MACK R III & ALISSA L/
13877 CR 121
BRYCEVILLE, FL 32009

2025

23-1N-23-0000-0002-0040

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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
BAS	2,006	100	2019
FOP	192	30	2019
TOTALS	2,198		
TOTALS		2,064	292,789

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,064	109.6620	144.75	298,764	2019	2019	0	0	2.00	98.00	
1 SNGL FAM - 100% - 2021			Heated Area: 2006			HX Base Yr 2021						



NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				308,910
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				171,600
TOTAL MARKET VALUE				480,510
SOH/AGL Deduction				170,947
ASSESSED VALUE				309,563
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				258,841
TOTAL JUST VALUE				480,510
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				461,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003518	CO ISSUED	0	04/09/2019
18002833	NEW CONSTR	238,386	04/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2277/1844	5/23/2019	WD U	V		30	88,800
GRANTOR: PEEBLES MACK R III &						
GRANTEE: PEEBLES MACK R III						
1863/0106	6/18/2013	WD Q	V		01	44,000
GRANTOR: WILKINS WILLIAM T ETA						
GRANTEE: PEEBLES MACK R III						

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
13877 CR 121, BRYCEVILLE																
BLD DATE: 05/09/2025 LGL DATE: 05/09/2025 MLU																
XF DATE: INC DATE: AG DATE:																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W26 N11 W10 N10 W16 S51 E10 FOP=[YR=2019] S6 E32 N6 W32\$ E42 N30\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	8.80	AC		1.00	1.00	1.00	19,500.00	19,500.00	171,600								

