PT NW1/4 OF SE1/4 OF FRACL
SEC 28-1N-24E IN OR 1593/481
(EX R/W IN OR 1120/520 & LTD

SURRENCY DONALD H JR
13871 US HWY 301
BRYCEVILLE, FL 32009

2025

28-1N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

HIDDEN CREEK TRL, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,250
TOTAL MARKET VALUE	71,250
SOH/AGL Deduction	30,521
ASSESSED VALUE	40,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,729
TOTAL JUST VALUE	71,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10754	MECH OTHER	0	12/01/2005
P10338	OTHER	0	11/01/2005
B16458	NEW CONSTR	150,790	10/01/2005
E16061	ELEC OTHER	4,500	10/01/2005
R08489	REPAIR/RRF	4,300	10/01/2005
B996138	NEW CONSTR	142,500	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1593/0481	11/12/2008	QC	Q	V	01	100
GRANTOR: CHESTNEY SUSAN SURREN						
GRANTEE: SURRENCY DONALD H J						
1582/0822	8/26/2008	QC	Q	V	01	100
GRANTOR: CHESTNEY SUSAN SURREN						
GRANTEE: SURRENCY DONALD H J						

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	000100	C	RES	0	0004	OR	0.00	0.00	4.75	AC		1.00	1.00	0.50	30,000.00	15,000.00	71,250							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 4.75 Total Land Value: 71,250 Market: 0 Agricultural: 0 Common: 71,250 PRINTED 07/30/2025 BY SYS