PT OF N 1/2 OF NW 1/4
IN OR 2551/1805

STOKES MORGAN O & JUDY L L/E/
PO BOX 483
BALDWIN, FL 32234-0483

2025

29-1S-23-0000-0006-0020

BUILDING CHARACTERISTICS

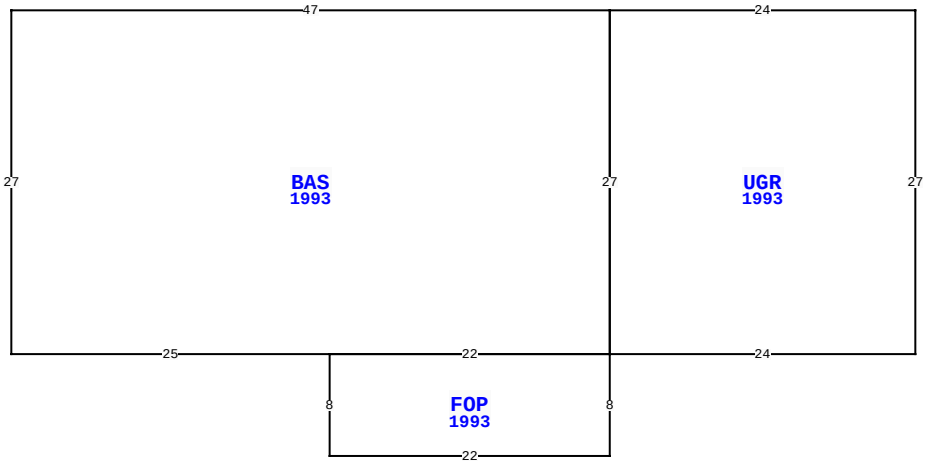
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	1,269	100	1993	1,269	113,191
FOP	176	30	1993	53	4,728
UGR	648	45	1993	292	26,046
TOTALS	2,093			1,614	143,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,614	126.7860	126.79	204,639	1976	1981	0	0	0	29.65	70.35

1 SINGLE FAM – 100% - 0 Heated Area: 1269 HX Base Yr 1977



1166 BRITTNEY LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		173,305
TOTAL MARKET OB/XF VALUE		6,160
TOTAL LAND VALUE - MARKET		250,530
TOTAL MARKET VALUE		229,246
SOH/AGL Deduction		108,335
ASSESSED VALUE		120,911
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,189
TOTAL JUST VALUE		429,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013044	GARAGE	50	09/27/2021
M014964	H/AC	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/1805	4/01/2022	SW	U	I	11	100
GRANTOR: STOKES MORGAN O						
GRANTEE: MORGAN & JUDY STOKE						
0224/0088	1/01/1976	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S27 E25 FOP=[YR=1993] S8 E22 N8W22$ E22
UGR=[YR=1993] E24 N27 W24S27$ N27$.

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	0812	CONCRETE C	0	100	0	0	1,746.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,806	
2	0810	CONCRETE A	0	100	0	0	186.00	SF	2.75	2.75	100	2022	2022	3	99	506	
3	0940	SHEDS/PORT	0	100	22	14	308.00	SF	30.00	30.00	100	2000	2000	3	20	1,848	

LAND DESCRIPTION

TOTAL OB/XF 6,160

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.26	AC		1.00	1.00	1.00	390.00	390.00	4,781							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.26	AC		1.00	1.00	1.00	15,500.00	15,500.00	205,530							

REVIEW DATE 05/17/2022 BY TW Total Acres: 13.26 Total Land Value: 49,781 Market: 205,530 Agricultural: 4,781 Common: 45,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

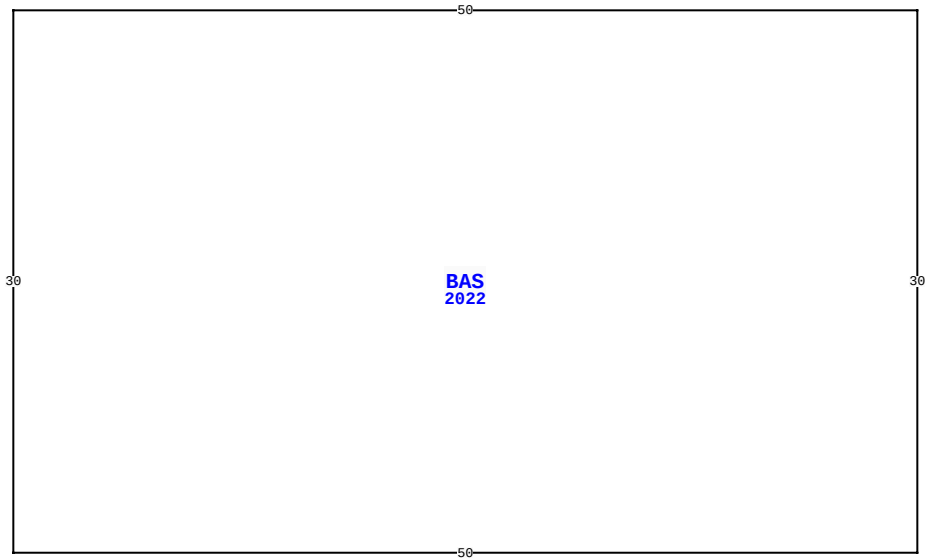
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2022	1,500	29,341
TOTALS	1,500			1,500	29,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	53.9580	19.96	29,940	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 0 Heated Area: 1500 HX Base Yr 1977



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GRANTOR:						
GRANTEE:						

1166 BRITTNEY LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W50 S30 E50 N30$.

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 05/17/2022 BY TW Total Acres: 13.26 Total Land Value: 49,781 Market: 205,530 Agricultural: 4,781 Common: 45,000 PRINTED 07/30/2025 BY SYS