

**BRYCE G W JR**  
5640 WILSON BLVD  
JACKSONVILLE, FL 32210

# 2025



| BUILDING CHARACTERISTICS |                  |             |                      |              |                                               |                      |                     |           |                | MARKET ADJUSTMENTS        |                |                |                 |         |                 |                      |            |                             |                | NASSAU COUNTY PROPERTY    |      |                           |    |          |            |            |  |     |  | PAGE 1 of 1  |  |  |  |  |           |  |  |  |  |
|--------------------------|------------------|-------------|----------------------|--------------|-----------------------------------------------|----------------------|---------------------|-----------|----------------|---------------------------|----------------|----------------|-----------------|---------|-----------------|----------------------|------------|-----------------------------|----------------|---------------------------|------|---------------------------|----|----------|------------|------------|--|-----|--|--------------|--|--|--|--|-----------|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION         |              | TYPE                                          |                      | MDL                 | EFF. AREA | PCT            | TOT ADJ PTS               | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB     | ECON            | FNCT                 |            | NORM                        | % COND         | VALUATION SUMMARY         |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Exterior Wall            |                  | 05          | AVERAGE 100          |              | 0150                                          | 01                   |                     | 360       |                | 122.1000                  | 64.71          | 23,296         | 2016            | 2016    |                 | 0                    | 0          | 3.50                        | 96.50          | VALUATION BY              |      |                           |    |          | STANDARD   |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |              | 1 ACCESSORY U - 0% - 0                        |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | Heated Area: 360          |      |                           |    |          | HX Base Yr |            |  |     |  | Tax Group: 6 |  |  |  |  | Tax Dist: |  |  |  |  |
| Roof Cover               |                  | 12          | MODULAR MT 100       |              | <div><div></div><div>BAS<br/>2020</div></div> |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | BUILDING MARKET VALUE     |      |                           |    |          | 22,481     |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | TOTAL MARKET OB/XF VALUE  |      |                           |    |          | 2,538      |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 100        |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | TOTAL LAND VALUE - MARKET |      |                           |    |          | 675,000    |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | TOTAL MARKET VALUE        |      |                           |    |          | 171,919    |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | SOH/AGL Deduction         |      |                           |    |          | 14,234     |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Bedrooms                 |                  | 0           | 100                  |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | ASSESSED VALUE            |      |                           |    |          | 157,685    |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Bathrooms                |                  |             | 1 100                |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | TOTAL EXEMPTION VALUE     |      |                           |    |          | 0          |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | BASE TAXABLE VALUE        |      |                           |    |          | 157,685    |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Stories                  |                  | 0           | 100                  |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | TOTAL JUST VALUE          |      |                           |    |          | 700,019    |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Units                    |                  |             | 0 100                |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | NCON VALUE                |      |                           |    |          | 0          |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |              | INCOME VALUE                                  |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              | PREVIOUS YEAR MKT VALUE                       |                      |                     |           |                | 644,002                   |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03     |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| DOR CODE                 |                  | 5500        | TIMBERLAND 80-89     |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |              | 09                                            |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 8001.00     |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                          |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| BAS                      | 360              | 100         | 2020                 | 360          | 22,481                                        |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| TOTALS                   |                  | 360         |                      |              | 360                                           | 22,481               |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              |                                               | NOTES RD, BRYCEVILLE |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | BLD DATE                  |      |                           |    | LGL DATE |            | 05/09/2025 |  | MLU |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               | XF DATE              |                     |           |                | LAND DATE                 |                |                |                 | AG DATE |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| 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                |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| 1                        | 1242             | WD DECK A   | 0                    | 0            | 0                                             | 725.00               | SF                  | 5.00      | 5.00           | 100                       | 2016           | 2016           | 3               | 70      | 2,538           |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                                               | TOTAL OB/XF          |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                | 2,538                     |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP          | R                                             | LOC ZONE             | FRONT               | DEPTH     | TOT LND UTS    | UNIT TYPE                 | D T            | DPHT 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         | 0            |                                               | OR                   | 0.00                | 0.00      | 5.00           | AC                        |                | 1.00           | 1.00            | 1.00    | 19,500.00       | 19,500.00            | 97,500     |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| 2                        | 005902           | A           | HARDWOOD SI          | 0            |                                               | OR                   | 0.00                | 0.00      | 5.00           | AC                        |                | 1.00           | 1.00            | 1.00    | 190.00          | 190.00               | 950        |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| 3                        | 005500           | A           | TIMBER 2 N S         | 0            |                                               | OR                   | 0.00                | 0.00      | 70.00          | AC                        |                | 1.00           | 1.00            | 1.00    | 525.00          | 525.00               | 36,750     |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| 4                        | 005600           | A           | TIMBER 3 N S         | 0            |                                               | OR                   | 0.00                | 0.00      | 30.00          | AC                        |                | 1.00           | 1.00            | 1.00    | 390.00          | 390.00               | 11,700     |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| 5                        | 009910           | M           | MARKET VALUE         | 0            |                                               | OR                   | 0.00                | 0.00      | 105.00         | AC                        |                | 1.00           | 1.00            | 1.00    | 5,500.00        | 5,500.00             | 577,500    |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                               |                      |                     |           |                |                           |                |                |                 |         |                 |                      |            |                             |                |                           |      |                           |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |
| REVIEW DATE              |                  | 10/27/2020  |                      | BY           | TWA                                           |                      | Total Acres: 110.00 |           |                | Total Land Value: 146,900 |                |                | Market: 577,500 |         |                 | Agricultural: 49,400 |            |                             | Common: 97,500 |                           |      | PRINTED 07/30/2025 BY SYS |    |          |            |            |  |     |  |              |  |  |  |  |           |  |  |  |  |