PT NE1/4 OF NE1/4
IN OR 2386/550
ESMT IN OR 2358-144

GARHETT-HARPMAN JONATHAN/HARPMAN BRITTNEY S
1226 BRITTNEY LN
BRYCEVILLE, FL 32009

2025

30-1S-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

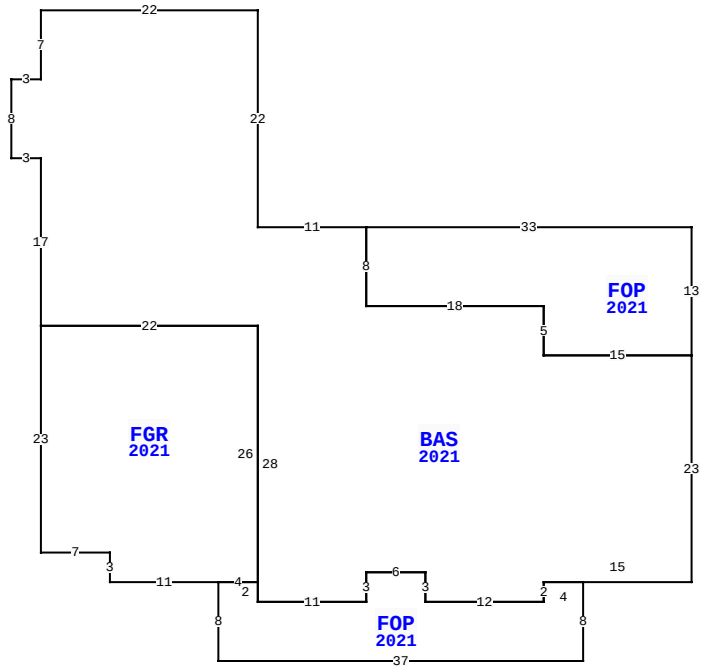
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	2,013	100	2021	2,013	247,983
FGR	551	55	2021	303	37,327
FOP	256	30	2021	77	9,486
FOP	339	30	2021	102	12,566
TOTALS	3,159			2,495	307,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,495	124.7520	124.75	311,251	2021	2021	0	0	0	1.25	98.75

1 SINGLE FAM – 100% - 2022 Heated Area: 2013 HX Base Yr 2022



1226 BRITTNEY LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	04/05/2024 DC

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		334,674
TOTAL MARKET OB/XF VALUE		18,972
TOTAL LAND VALUE - MARKET		187,000
TOTAL MARKET VALUE		426,202
SOH/AGL Deduction		13,367
ASSESSED VALUE		412,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		362,113
TOTAL JUST VALUE		540,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007908	CO ISSUED	0	06/17/2021
20003384	NEW CONSTR	284,416	04/20/2020
19012512	GARAGE	50	12/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/0550	8/04/2020	QC	U	V	11	100
GRANTOR: GARHETT-HARPMAN JONAT						
GRANTEE: GARHETT-HARPMAN JON						
2291/1515	7/22/2019	SW	U	V	11	100
GRANTOR: STOKES MORGAN OMAR &						
GRANTEE: HARPMANN BRITTNEY S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W33 BAS=[YR=2021] W11 N22 W22 S7 W3 S8 E3 S17 FGR=[YR=2021] S23 E7 S3 E11FOP=[YR=2021] S8 E37 N8 W4 S2 W12 N3 W6 S3 W11 N2 W4$ E4 N26 W22$ E22 S28 E11 N3 E6 S3 E12 N2 E15 N23 W15 N5 W18 N8$ S8 E18 S5 E15 N13$.

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	0201	BARN WD 10	0	100	60	40	2,400.00	SF	8.50	8.50	100	2021	2021	3	93	18,972	

LAND DESCRIPTION

TOTAL OB/XF 18,972

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005501	A	TIMBER 2 P S	0		OR			3.11	AC		1.00	1.00	1.00	515.00	515.00	1,602							
3	005601	A	TIMBER 3 P S	0		OR			2.89	AC		1.00	1.00	1.00	330.00	330.00	954							
4	009910	M	MARKET VALUE	0		OR			6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							

REVIEW DATE 04/04/2024 BY DC Total Acres: 8.00 Total Land Value: 72,556 Market: 117,000 Agricultural: 2,556 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT NE1/4 OF NE1/4
IN OR 2386/550
ESMT IN OR 2358-144

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BRYCEVILLE, FL 32009

2025

30-1S-23-0000-0001-0010

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	05	ASPH TILE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

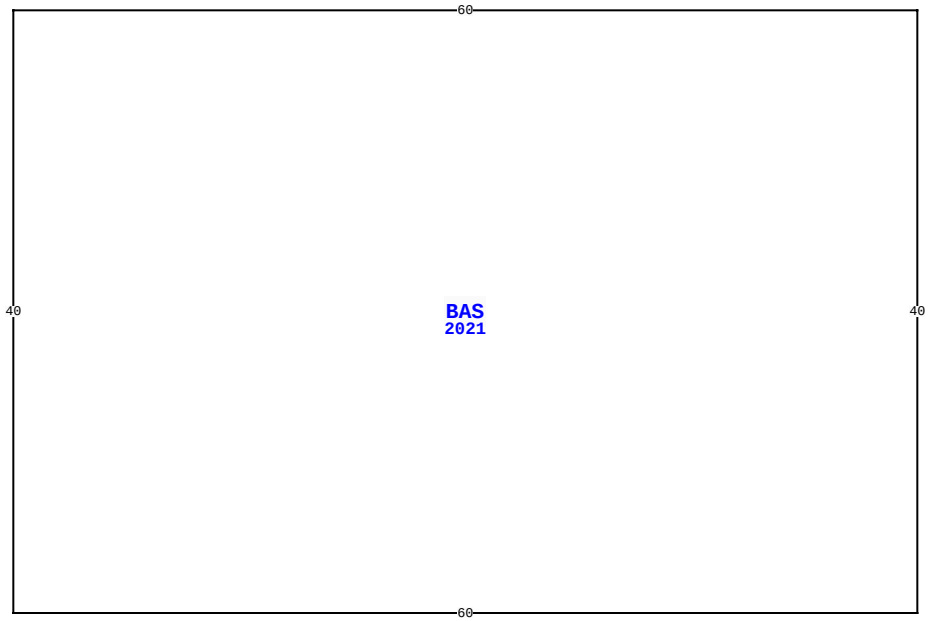
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2021	2,400	27,314
TOTALS	2,400			2,400	27,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	2,400	46.0600	11.98	28,752	2021	2021	0	0	0	5.00	95.00

2 BARNS – 100% - 2022 Heated Area: 2400 HX Base Yr 2022



1226 BRITTNEY LN, BRYCEVILLE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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2291/1515	7/22/2019	SW	U	V	11	100
GRANTOR: STOKES MORGAN OMAR &						
GRANTEE: HARPMANN BRITTNEY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S40 E60 N40$.

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

REVIEW DATE 04/04/2024 BY DC Total Acres: 8.00 Total Land Value: 72,556 Market: 117,000 Agricultural: 2,556 Common: 70,000 PRINTED 07/30/2025 BY SYS