THAT PT OF W1/2 OF SE1/4
E OF 301 & S OF ST RD 119
IN OR 1170/590

JOHNSON JEREMY L
6451 OTIS ROAD
BRYCEVILLE, FL 32009

2025

30-1S-24-0000-0016-0000

BUILDING CHARACTERISTICS

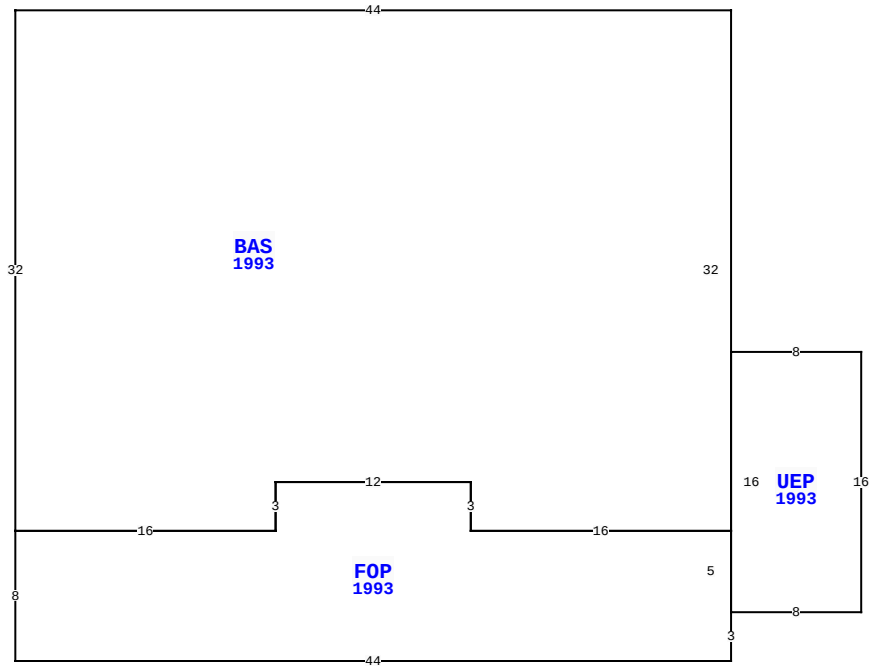
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	01	MINIMUM 30
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1993	1,372	104,984
FOP	388	30	1993	116	8,876
UEP	128	60	1993	77	5,892
TOTALS	1,888			1,565	119,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	102.7140	102.71	160,741	1990	1990	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2004 Heated Area: 1372 HX Base Yr 2004



6451 OTIS RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		119,752
TOTAL MARKET OB/XF VALUE		4,672
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		160,424
SOH/AGL Deduction		75,285
ASSESSED VALUE		85,139
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,417
TOTAL JUST VALUE		160,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5537	NEW CONSTR	50,137	02/15/1989
5726	NEW CONSTR	820	02/15/1989
2921	H/AC	2,000	02/15/1989
3403	NEW CONSTR	0	02/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1170/0590	9/11/2003	WD	Q	I		85,000
GRANTOR: LEGGETT MARLENE A						
GRANTEE: JOHNSON JEREMY L						
0855/0982	11/12/1998	WD	Q	I		75,000
GRANTOR: COCKRELL REBA KAY						
GRANTEE: LEGGETT MARLENE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S32 FOP=[YR=1993] S8 E44 N3 UEP=[YR=1993] E8 N16 W8 S16$ N5 W16 N3 W12 S3 W16$ E16 N3E12 S3 E16 N32$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1986	1986	3	20	600	
2	0510	GARAGE WD-	0	100	25	32	800.00	SF	23.45	23.45	100	1995	1995	3	20	3,752	
3	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	1999	1999	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 4,672

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 1.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS