E1/2 OF NE1/4 OF SE1/4 &
PT OF NE1/4 R622072
IN OR 578/122 & OR 578/126

STONE CARROLL & DIXIE
12974 HOSS PLACE
BRYCEVILLE, FL 32009

2025

33-1N-24-0000-0001-0020

BUILDING CHARACTERISTICS

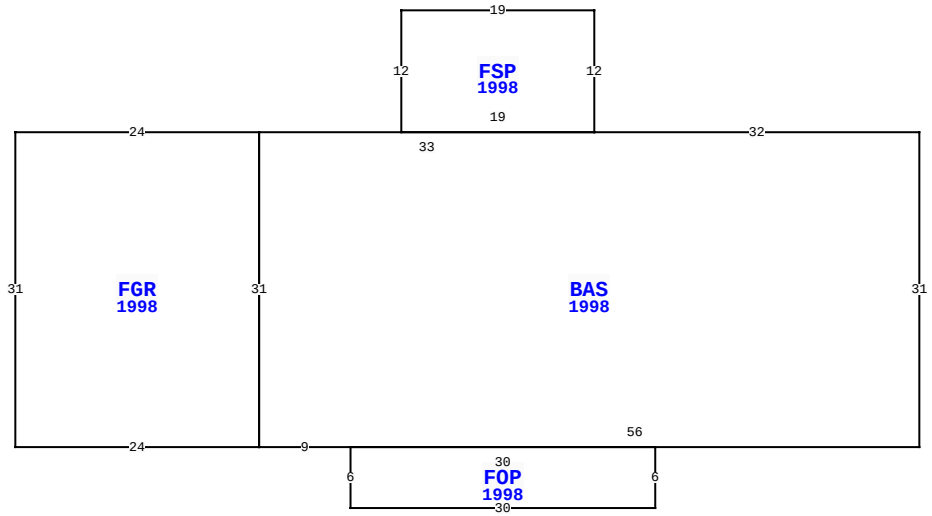
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	1998	2,015	197,941
FGR	744	55	1998	409	40,178
FOP	180	30	1998	54	5,305
FSP	228	40	1998	91	8,940
TOTALS	3,167			2,569	252,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,569	92.4480	122.03	313,495	1998	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2007 Heated Area: 2015 HX Base Yr 2007



12974 HOSS PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		252,363
TOTAL MARKET OB/XF VALUE		23,787
TOTAL LAND VALUE - MARKET		451,780
TOTAL MARKET VALUE		346,589
SOH/AGL Deduction		160,207
ASSESSED VALUE		186,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,660
TOTAL JUST VALUE		727,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514308	NEW CONSTR	0	12/01/2005
E9123	NEW CONSTR	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0578/0126	8/30/1989	PR	Q	V	06	31,400
GRANTOR: ARMSTONG ET AL P/R						
GRANTEE: STONE CARROLL & DIX						
0578/0122	8/30/1989	WD	Q	V	06	63,700
GRANTOR: MENARD JAMES ET AL						
GRANTEE: STONE CARROLL & DIX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W32 FSP=[YR=1998] N12 W19 S12 E19$ W33 FGR=[YR=1998] W24 S31 E24 N31$ S31 E9 FOP=[YR=1998] S6 E30 N6 W30$ E56 N31$.

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	0811	CONCRETE B	0	100	40	22	880.00	SF	5.20	5.20	100	2000	2000	3	77	3,524	
2	0300	BOAT DCK W	0	100	0	0	368.00	SF	40.00	40.00	100	2000	2000	3	27	3,974	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	20	40	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2000	2000	3	27	5,443	
5	0811	CONCRETE B	0	0	28	26	728.00	SF	5.20	5.20	100	2002	2002	3	80	3,028	
6	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
8	0351	CARPORT MT	0	100	60	24	1,440.00	SF	7.50	7.50	100	2003	2003	3	20	2,160	
9	0351	CARPORT MT	0	100	40	22	880.00	SF	6.30	6.30	100	2010	2010	3	40	2,218	

LAND DESCRIPTION

TOTAL OB/XF 23,787

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	52.06	AC		1.00	1.00	1.00	370.00	370.00	19,262							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.26	AC		1.00	1.00	1.00	190.00	190.00	1,949							
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	0.89	AC		1.00	1.00	1.00	70.00	70.00	62							
5	005300	A	CROPLAND 3	0		OR	0.00	0.00	0.75	AC		1.00	1.00	1.00	355.00	355.00	266							
6	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	390.00	390.00	3,900							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 74.96 Total Land Value: 70,439 Market: 406,780 Agricultural: 25,439 Common: 45,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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NEIGHBORHOOD/LOC	8001.00		

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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
7	009910	M	MARKET VALUE	0		OR	0.00	0.00	73.96	AC		1.00	1.00	1.00	5,500.00	5,500.00	406,780							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 74.96 Total Land Value: 70,439 Market: 406,780 Agricultural: 25,439 Common: 45,000 PRINTED 07/30/2025 BY SYS