LOT 8
EX R/W CASE #03-319-CA
THE PINES #2 PB 5/128-129

KING DALE & JENNA
12727 US HWY 301
BRYCEVILLE, FL 33209

2025

33-1N-24-2051-0008-0000

BUILDING CHARACTERISTICS

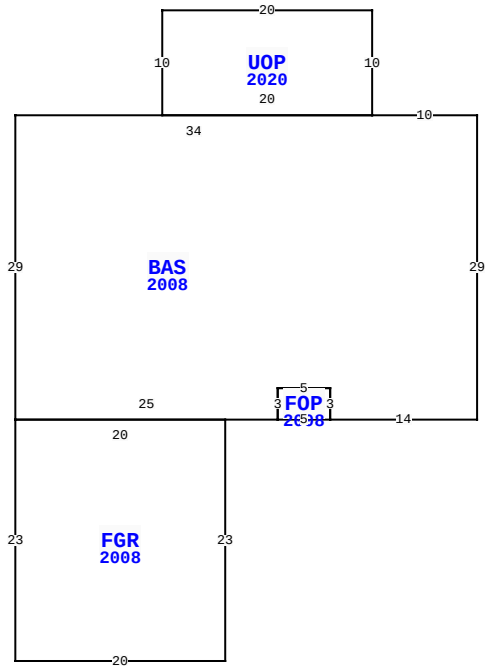
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,261	100	2008	1,261	165,224
FGR	460	55	2008	253	33,149
FOP	15	30	2008	4	524
UOP	200	20	2020	40	5,241
TOTALS	1,936			1,558	204,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,558	107.3142	141.65	220,691	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2021 Heated Area: 1261 HX Base Yr 2021



12727 US HWY 301, BRYCEVILLE

BLD DATE	12/12/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		204,139
TOTAL MARKET OB/XF VALUE		12,149
TOTAL LAND VALUE - MARKET		55,800
TOTAL MARKET VALUE		272,088
SOH/AGL Deduction		115,515
ASSESSED VALUE		156,573
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,851
TOTAL JUST VALUE		272,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012169	GARAGE	57,433	09/13/2021
M13452	MECH OTHER	0	11/01/2007
E20158	ELEC OTHER	2,600	10/01/2007
C20509	CO ISSUED	113,916	09/01/2007
B20509	NEW CONSTR	113,916	09/01/2007
P12737	OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2334/0382	1/17/2020	WD	Q	I	01	153,300
GRANTOR: COPHER AARON E & AMY						
GRANTEE: KING DALE & JENNA						
1554/1251	3/07/2008	WD	Q	I		159,900
GRANTOR: TOM FORD BUILDERS LLC						
GRANTEE: COPHER AARON E & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W10 UOP=[YR=2020] N10 W20 S10 E20$ W34 S29 FGR=[YR=2008] S23 E20 N23 W20$ E25 FOP=[YR=2008] E5 N3 W5 S3$ N3 E5 S3 E14 N29$.

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	20	200.00	SF	30.00	30.00	100	2008	2008	3	31	1,860	
2	0681	POLE SHED	0	100	12	19	228.00	SF	15.00	15.00	100	2008	2008	3	48	1,642	
3	0811	CONCRETE B	0	100	0	0	502.00	SF	5.20	5.20	100	2008	2008	3	88	2,297	
4	0351	CARPORT MT	0	100	56	20	1,120.00	SF	6.30	6.30	100	2021	2021	3	90	6,350	

LAND DESCRIPTION

TOTAL OB/XF 12,149

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	0004	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	45,000.00	45,000.00	55,800							

REVIEW DATE 01/07/2022 BY TWX Total Acres: 1.24 Total Land Value: 55,800 Market: 0 Agricultural: 0 Common: 55,800 PRINTED 07/30/2025 BY SYS