LOTS 2 & 3
(EX R/W PT OR 1067/1529)
THE PINES #3 PB 5/331 & 332

HOSKINSON CORI ARNETTE & JAMES CASH
13459 US HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2052-0002-0000

BUILDING CHARACTERISTICS

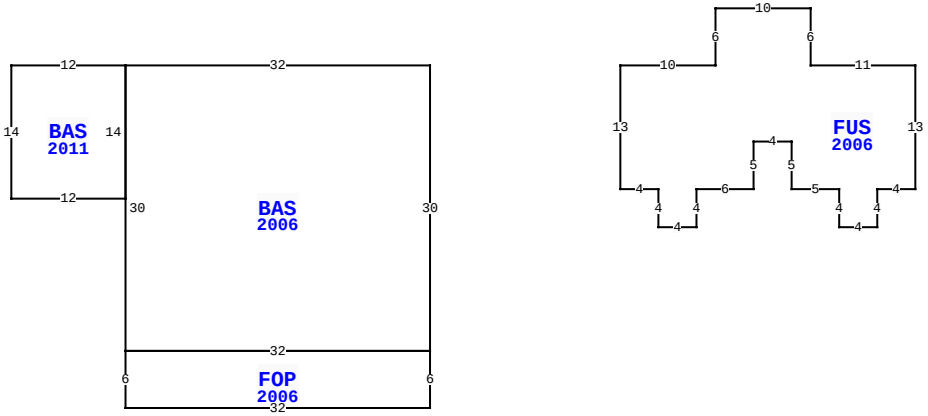
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	960	100	2006	960	125,646
BAS	168	100	2011	168	21,988
FOP	192	30	2006	58	7,591
FUS	475	100	2006	475	62,169
TOTALS	1,795			1,661	217,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,661	108.3600	143.04	237,589	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2023 Heated Area: 1603 HX Base Yr 2023



13459 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	217,394
TOTAL MARKET OB/XF VALUE	21,399
TOTAL LAND VALUE - MARKET	80,150
TOTAL MARKET VALUE	318,943
SOH/AGL Deduction	98,121
ASSESSED VALUE	220,822
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	170,100
TOTAL JUST VALUE	318,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/0647	1/28/2022	WD	Q	I	01	349,900
GRANTOR: BOYD JOHN W JR & &						
GRANTEE: HOSKINSON CORI ARNE						
2278/0596	5/28/2019	FJ	U	I	11	0
GRANTOR: BOYD JOHN W SR						
GRANTEE: BOYD JOHN W JR & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W32 BAS=[YR=2011] W12 S14 E12 N14$ S30 FOP=[YR=2006] S6 E32 N6 W32$ E32 N30$ PTR=E20 FUS=[YR=2006] E10 N6 E10 S6 E11 S13 W4 S4W4 N4 W5 N5 W4 S5 W6 S4 W4 N4 W4 N13$ W20$.

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	1242	WD DECK A	0	100	21	10	210.00	SF	10.00	10.00	100	2017	2017	3	74	1,554	
2	0351	CARPORT MT	0	100	40	32	1,280.00	SF	10.00	10.00	100	2009	2009	3	35	4,480	
3	0810	CONCRETE A	0	100	20	26	520.00	SF	6.50	6.50	100	2003	2003	3	82	2,772	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
6	0810	CONCRETE A	0	100	20	8	160.00	SF	6.50	6.50	100	1990	1990	3	57	593	

LAND DESCRIPTION

TOTAL OB/XF 21,399

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	1.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,900							
2	000100	C	RES	100		OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,250							

REVIEW DATE 12/16/2021 BY TWA Total Acres: 2.29 Total Land Value: 80,150 Market: 0 Agricultural: 0 Common: 80,150 PRINTED 07/30/2025 BY SYS